

Serving the communities of Albany, El Cerrito and Kensington

The Journal

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Ambitious plan for Breuner's site

By Dawn Frasier

EL CERRITO — After more than two years sitting idle, a developer has proposed a major project at the Breuner's site, one that will make innovative use of the existing Pierce Street building. While Breuner's is located in Richmond, the city of El Cerrito has interest in the project. An El Cerrito street borders the site to the east; traffic may also affect El Cerrito intersections, as well as the Central Avenue entrance/exit to I-880.

Pacific Infinity, an Oakland-based developer, has proposed that the Breuner's building house an "Asian Shopping Mall," consisting of a 35,000 square foot food market, plus about 70,000 square feet of restaurants, shops and office space.

This concept is very popular, growing very quickly in southern California.

—TERRY KWONG, PACIFIC INFINITY

ated a "typical Safeway or Lucky" at about 50,000 square feet.

The market will serve as the anchor tenant. "Three more" Asian restaurants have been proposed for the periphery of the renovated building, he said, with the market in the back corner. The core of the new mall will be "small, stall-style shops, similar to those at the Emeryville Public Market."

Those shops will include a number of non-food businesses, from hairdressers to optometrists, he said. Again, there will be an Asian orientation. A second loft will be redesigned as office space.

George Mea Associates in San Francisco is the architect for mall; the company has just completed a similar project in Milpitas with the same developer, Pacific

See CENTER, page 10



Chester King Vega

NetDay '96 comes to Albany

Students, parents and volunteers spent much of the day last Saturday wiring the high school and middle school in Albany for computer access to the Internet and was part of a state-wide effort to wire schools.

Plaza's future topic of meeting

By Dawn Frasier

ELCERRITO — The City Council-sponsored "informational meeting" on El Cerrito Plaza drew about 120 citizens out to the Community Center's social hall Monday night. Information was presented, but the lion's share of the evening was devoted to discussion of what people would like to see happening at the shopping center.

The evening actually served as a preliminary gathering to a four-session series of community planning meetings for the El Cerrito Plaza, El Cerrito BART station and surrounding area, known collectively as the South Gateway to the city.

One of the major goals of the

information session was to provide information "on what's happening generally in the retail community," said City Planner Ed Phillips. Issues included the dynamics of which businesses are expanding and which are not, the likelihood that certain kinds of stores will be attracted to an El Cerrito location, what tenants are looking for and retail trends in other parts of the country.

Presenters were Jerry Kaiser of Kaiser Marston Associates (an economist and retail consultant who has worked previously with the city), Christine Azevedo, a leasing agent with Terranomics, which handles the Plaza, and Barry Elbasani of Berkeley's ELS com-

See SOUTHGATE, page 10

High school seismic costs run higher

By Shannon Morgan

ALBANY — The realization that seismic upgrades at Albany High School will cost millions more than originally projected means the Albany Unified School District will have to reduce the scope of bond-funded improvement projects.

Bringing the high school's older classroom building and gymnasium up to current seismic safety standards will cost an estimated \$2 million to \$3 million more than previously anticipated following study by structural engineers.

Needed work at the high school

entails strengthening wall-to-roof bracing and connections.

"We based the original estimates on the age of the buildings and type of construction. It was really a ballpark number," Assistant Superintendent for Business Services Stanley Maleski said.

While Maleski projected the cost to be \$3 million over original estimates, Albany High School Principal Virginia Behm estimated the figure to be around \$2 million.

Depending on the exact cost, members of the District Facilities Planning Committee last week recom-

See SEISMIC, page 10

Bitter battle for senate

Two candidates in the running for Petris' seat

By Will Harper

They are two loyal, liberal East Bay Democrats. Their voting records are quite similar. They've been allies in the state Assembly. Now assembly members Bob Campbell and Barbara Lee are fighting a bitter and bruising campaign to win the seat for the 9th Senate District.

Campbell, D-Martinez, and Lee, D-Oakland, are both being forced out of the Assembly by term limits this year. Each have raised around \$50,000 through Feb. 10 in their bids to succeed another term limits victim, outgoing incumbent Sen. Nick Petris.

As is the case in many primary races, the differences between the two state senate candidates mostly comes down to a matter of style and

background rather than philosophy.

Campbell, a 15-year state lawmaker, boasts of his experience and expertise in educational financing. He says that when Petris and Berkeley Assemblyman Tom Bates leave in November, they will be taking a combined 62 years of experience with them.

"I don't think you can give up 62 years of experience for a person who has six years of experience (Lee was elected in 1990). That's not detracting from anybody else. When Nick Petris and I leave the Legislature in 1996, we'll be taking 100 percent of the educational financing knowledge with us," Campbell said.

Lee says having worked for Congressman Ron Dellums for 12 years before being elected, she knows the

See SENATE, page 10



Chester King Vega

Bob Campbell

•Age: 59
•Home: Richmond
•Background: Assembly, 11th District, 1980-present; Richmond City Council 1975-80; insurance broker.
•Campaign theme: experience and integrity
•Endorsements: Sen. Nicholas Petris, D-Oakland; U.S. Rep. George Miller, D-Martinez; Berkeley Democratic Club.

The 9th Senate District includes Berkeley, Albany, Emeryville, Oakland, El Cerrito, El Sobrante, Kensington, Richmond and San Pablo.



Chester King Vega

Barbara Lee

•Age: 49
•Home: Oakland
•Background: Assembly, 16th District, 1990-present; aide to Rep. Ron Dellums, D-Berkeley, 1975-87; small business owner.
•Campaign theme: a woman who can represent the interests and diversity of the district
•Endorsements: U.S. Rep. Ron Dellums, D-Berkeley; San Francisco Mayor Willie Brown; Assemblyman Tom Bates, D-Berkeley

Possible wetland violation under investigation

By Greg Hugunin

ALBANY — A possible one-acre wetland near the Southern Pacific railroad tracks was bulldozed into oblivion recently, causing some environmentalists to demand an investigation.

Although it is still unclear whether the site can officially be declared a wetland, Albany Mayor Mike Brodsky said that vegetation and animal life as well as soil moisture at the former site of the Alcan Aluminum plant led him to believe that the area, which was recently bulldozed by Southern Pacific into a mass of mud and dirt, was indeed a habitat whose destruction would require mitigation by the railroad giant.

Brodsky said he observed red wing blackbirds and cat tails, two species normally associated with wetlands, at the site, as well as profuse moisture in the soil and a small pond. An aerial photograph taken in 1993 shows that the site was dense with vegetation and that the pond was present at that time as well.

Lying just west of a small wetland at University Village, the site is fed by a Codornices Creek overflow and is in close proximity to the creek itself. Although the pond was still present a week ago

See WETLAND, page 10



Greg Hugunin

Some question if a bulldozed portion of property at the former Alcan plant is a wetland.

Little hope for Wildcat Drive

By Dawn Frasier

EL CERRITO — The results are in from a geologic study of Wildcat Drive requested by the City Council last fall. It doesn't hold out much hope for Wildcat Drive residents.

According to a staff report issued when a study contract was first awarded to Hallenbeck & Associates, the street "has experienced considerable slope stability problems dating back to the 1960s."

Now one section has sloughed away; the five residents who live above the damaged section have only one lane available to reach Rifle Range Road. The area has been barricaded, and a plastic "cap" was installed to keep surface water out.

See WILDCAT, page 18

Index

El Cerrito Chamber	9
Mann & NYT puzzle	12
Viewpoints	17
Calendar	4

Airplanes and cameras: a parallel history

Undoubtedly you can find elsewhere a much better-told story of an aeronautical event that took place in the mid-1920s than this one, and if you find this interesting I suggest you do. It was called the Dole Flight, and my recollections of it are pretty sketchy and the photos I took with my Primo D camera are long since gone.

During the '20s a great amount of experimenting was being done on the use of flying machines for different things — like delivering the mail or just getting people from one place to another faster than the trains or automobiles were able to. Landing places had to be provided, beacons built if anyone was going to fly at night, dozens of problems overcome as new problems were developed.

Right in the middle of all this, apparently to keep the enthusiasm for flying alive, the Dole people (primarily pineapples) offered a prize for the first person to fly a land-based plane from the mainland to Hawaii, after noon of a specified day. As I recall, the prize was \$10,000 — and in those days that much money went a lot farther than most airplanes would. The specified day was far enough away to give contestants plenty of time to get their planes ready.

Remembering When

By Bill Paul



Apparently the nearest airport to Hawaii that had a runway long enough to handle a small, fast plane carrying much more fuel than it was supposed to carry was where what is now known as the Old Oakland Airport is — about a mile or so from the present Oakland Airport.

So that's where the contestants brought their planes to get them ready and a motley bunch of flying machines they were. No two alike; none that looked to be very new — you wondered if the contestants hadn't picked planes they didn't care if they lost. And some of them did.

Looking back now, I can see a resemblance between some of those planes and my Primo D camera, made by Rochester Optical Co., before Mr. Eastman came out with his Kodak. It had two speeds — slow and fast. You turned a black dial that had four different-sized holes in it to pick your aperture; you removed the film holder and opened a trap door in the rear to focus and see what you were taking upside-down on ground glass. It was originally made to use glass plates to make your negatives

but I had it rebuilt for a film pack.

I had to take all my pictures of the planes lined up for the race before they started to move — "fast" on that camera was about 1/25 of a second. Nobody knew for sure.

The race generated a lot of interest, so a pretty good-sized crowd came out to see the start. I don't think I ever knew how they drew straws for take-off, but if I did, I've forgotten. However, they did take off one at a time and headed out the Golden Gate. They didn't have to worry then about any bridge to fly over, so gaining altitude wasn't important — an item when you have all the fuel aboard they must have had.

After I got home I learned that one of the planes had gotten outside of the gate a short distance, had engine trouble, came back, put in a new set of spark plugs and took off again. That could have been one that didn't make it. One thing is sure — they didn't have any place to land.

And if I remember correctly, not all of the contestants had radios aboard. Now isn't that a lousy way to end my story of the Dole Flight?



Police Reports

Posen Street pedestrians robbed at gunpoint

By K. Osborn

ALBANY — Shortly before midnight on March 4 a Berkeley man and a Colorado man were walking on the 1500 block of Posen Street when they were approached by two young men who brandished handguns and demanded the men's wallets. They then ordered the men to lie on the ground and count to 10 while the thieves walked away and departed in a two- or four-door white compact foreign car. The thieves were described as black males 18 to 24 years old.

A car similar in description to the car described above was found a couple hours later near the Buchanan Street interchange. The car had been reported as stolen and someone had apparently attempted to destroy it by setting it on fire but caused only moderate damage. Police are investigating.

At about 7 a.m. on March 4 Albany officers responded to reports of a man who appeared to be passed out behind the wheel of a car near the intersection of Fillmore Street and Solano Avenue and was blocking traffic. Officers discovered the man had an \$80,000 warrant from Contra Costa County for car theft. He was arrested and his car was towed.

Between March 1 and the

afternoon of March 4 vandals broke into a gray 1995 Ford Explorer, which was actually unlocked, that was parked in a car dealer lot on the 900 block of San Pablo Avenue. There were no witnesses.

Between 8:15 and 9:30 p.m. on March 4 vandals broke into a gray 1986 Nissan Maxima parked on the 500 block of Pierce Street causing the car alarm to sound. They fled unseen and nothing was reportedly missing.

Albany officers responded to requests for assistance from El Cerrito police regarding the break-in of a business on the 10000 block of San Pablo Avenue in El Cerrito. The Albany officer found one of the suspects hiding in a stolen U-Haul truck and transported him to the El Cerrito jail. The officer also assisted in apprehending two other suspects who were on a roof near by.

Just after midnight on March 7 officers recovered a 1995 Ford Windstar van parked on the 500 block of Pierce Street which had been reported as stolen from Berkeley. The owner was notified.

On the morning of March 7 officers confiscated several ziplock bags believed to be full of marijuana from an Oakland boy at St. Mary's College. He was released to his father.

Just after midnight on March 8 thieves activated an alarm at a cleaning center on the 1200 block

of Solano Avenue when they attempted to pry open a clothes dryer. They fled unseen taking anything.

During the early hours of March 8 thieves broke into a 1981 Toyota parked on the 700 block of Gateview Avenue and stole a stereo and departed unseen.

On the afternoon of March 8 a Berkeley boy, who was riding his bike near Ramona and Alameda avenues, was reportedly then stopped by a teen headed as an Hispanic male, 15 years old, wearing a blue long-sleeved sweatshirt and black jeans. The subject then brandished a handgun and demanded the Berkeley boy give up his bike. The boy then the thief abandoned his bike and fled. The thief was the newer one and departed.

Between 6 p.m. on March 8 and 6 p.m. on March 8 a 1988 Ford was parked on the 600 block of Gateview Avenue. They pried the interior, stole a stereo and expensive sun glasses and departed unseen.

During the week of March 10 Albany officers fingerprinted people at their request, towed cars, responded to 21 false animal, and assisted several who were locked out of their car. There were no reports of barking dogs this week!

Three juveniles arrested for Vacuum World vandalism

By Dawn Frasier

EL CERRITO — Three juveniles were arrested for breaking the front window of Vacuum World March 5. Two of the juveniles are suspected of entering the store and stealing a go cart. The incident occurred at 3:46 a.m.; two of the juveniles were identified as Oakland residents.

A Richmond man is accused of confronting a Richmond youth in the 1800 block of Key on the afternoon of March 6 and firing three rounds.

Two Richmond juveniles were arrested for breaking the glass in a phone booth in the 11700 block of San Pablo Avenue at about 7:47 a.m. March 5. Rocks were used.

Someone kicked in the back door at the El Cerrito Glass Company between March 2 and March 3. The cash door was pried open; a small amount of cash was taken, as well as miscellaneous tools.

A home was burglarized in the 7300 block of Stockton Avenue during the daytime on March 5. Dresser drawers were searched, but the burglar evidently fled before taking anything.

A residential burglary was reported in the 1000 block of Arlington Boulevard during the daytime March 1. Electronic items were taken; a window was damaged.

A 1988 Nissan Sentra was reported stolen in the 800 block of Kearney Street between 12:20 p.m. and 12:30 p.m. Feb. 29.

A bicycle was taken at Cen-

tral and San Pablo avenues at about 1:50 p.m. March 3; a young male juvenile suspect was seen.

Six auto burglaries were reported. Cash and electronics were stolen between March 1 and March 4; the Bonnie Drive resident did not know if the auto was burglarized near his residence or on San Pablo Avenue;

A glove box was rifled in the 5800 block of Alta Punta between 12:30 a.m. and 12:45 a.m. Feb. 25.

A car cover was taken from the 3300 block of Yosemite Street during the night of Feb. 25.

Cellular phones were taken from two cars. One burglary was reported in the 2100 block of Pinhurst Court between March 3 and March 6, the other in the 6300 block of Eureka Avenue on the afternoon of March 5.

Someone smashed a vehicle window in the 2000 block of Tamalpais Street, ransacked the interior, and stole \$3 in cash.

Eight arrests were made for driving under the influence. Arrested were: an Oakland woman at Potrero Avenue and Eastshore Boulevard (3:41 a.m., March 3), a Richmond man on San Pablo Avenue between I-80 and Barrett Street (1:10 a.m., March 3), a San Pablo man at Potrero Avenue and Eastshore Boulevard (1:45 a.m., March 3), an El Cerrito man in the 7300 block of Stockton Avenue (10:28 p.m., March 1), an El Cerrito man at San Pablo Avenue and Moerser Lane (12:40 a.m., March 2), a Pittsburg man at Central Avenue and Carlson Boulevard (2:16

a.m., Feb. 26), a Richmond man at Carlson Boulevard and Alameda Street (1:13 a.m., Feb. 26), a Berkeley man on San Pablo Avenue between Eureka and Stockton avenues (2:57 a.m., March 5).

Two residences were vandalized. Someone broke into a glass door in the 7000 block of Lexington Street at 2:20 a.m. March 4. Someone broke a fluorescent bulb in a car in the 2900 block of Santa Clara Avenue at 2:55 a.m. March 4.

A Richmond man was arrested for operating a stolen vehicle; the arrest was made on Moerser Lane and San Pablo Avenue at about 12:35 a.m. March 7.

A windshield was cracked in a lot in the 1700 block of Eastshore Boulevard on the afternoon of March 1. In an incident of vandalism, windows were smashed in a lot in the 6500 block of Stockton Avenue between 5 p.m. and 6 p.m. March 5.

Someone pried open a vision cable company transformer in the 7600 block of Stockton Avenue sometime before March 2.

A baby stroller was reported stolen at El Cerrito Plaza.

Purses were lost and recovered at Yummy Yogurt, the Silver Dollar Restaurant.

One incident of domestic violence was reported.

Two Richmond female juvenile suspects were arrested shoplifting at Target.

A bicycle was turned in the lost and found.

Letters to the Editor

It's a matter of context

Editor:

Your reporter, Matt Segal, attended the Berkeley City Council meeting on Tuesday, Feb. 27, and I personally like him, but he did a couple of things wrong. I would suggest that he go back to the City of Berkeley and listen to the tape recording of the council session. I take issue with the following:

In the 11th paragraph, he quotes me as saying, "... the Emeryville Police Department and their government, it's always been a corrupt city." That is not a true statement. What I said was that Emeryville has had a past history of corruption — so corrupt, in fact, that the Sheriff in 1978 locked it down and took over the police department for five days. The Sheriff had the assistance of then Alameda County District Attorney Lowell Jensen.

I went on to say, however, for the past 10-plus years, Emeryville has had an outstanding city government, and the Police Chief, Joe Colletti, in my opinion, is one of the finest professionals I have ever known.

In the 15th paragraph, Albany City Attorney, Robert Zweben, believes that I have accepted money from the Oaks Card Club in Emeryville. Frankly, I am not sure, and I told Matt Segal that. I went on further to state that I believe the \$100 check from the Oaks Card Club was returned to them the same month I received it, which was sometime in 1986.

If anyone believes that, in fact, I would take money from the Oaks Card Club, I suggest they examine the state records and let me know. In any case, I can guarantee you that \$100 would not ever change my thoughts about the Oaks Card Club or any cardroom in this county.

For those who think cardrooms are an asset to the community, I would ask them to take two pieces of paper and on one list all the negatives that cardrooms bring, such as skimming money, loan sharks, home invasion, prostitution, receiving and selling stolen property, etc., and on the other piece of paper, list the good that cardrooms bring, and other than a few jobs, I don't think anyone could come up with anything.

Again, let me say I think your reporter, Matt Segal, is a fine, energetic young man, but I would

suggest he re-check the tape recording.

Charles C. Plummer
Sheriff-Coroner of Alameda County

An outstanding candidate

Editor:

West County citizens should vote for Bob Campbell in the March primary, if for no other reason than he will represent West County's interests more strongly than his opponent.

Campbell has lived and worked in West County most of his life and done an outstanding job of representing West County for more than 15 years in the Assembly.

Campbell has a clean record. He is "ranked number two (out of 79 members of the Assembly) for integrity" by the California Journal.

In these days of political scandal we need a man like Campbell in the state Senate. Please join with me in endorsing and voting for Bob Campbell on March 26.

Sharon Brown
Richmond

Work left undone

Editor:

This letter is in response to Mr. Alan Riffer's letter, "Safety measures done," *The Journal*, Feb. 22.

In his response he describes efforts made by staff and the PTA organization. Though I do appreciate the work and effort that has been done, my letter to the Board of Education was not written to criticize staff or any volunteer's work, but to address what work is left to do. My letter focused on the responsibilities of the Albany School Board. I have high respect and admiration for anyone volunteering to work for the betterment of our schools.

Since the School District has available funds allocated for safety and health upgrading (by the bond measure in 1993), such work should be done by hired professionals if the School District office cannot find qualified volunteers. The safety in our classrooms cannot be delayed for the lack of volunteers, expected to do work without compensation. Remedial construction work would

See LETTERS, page 18

The Journal

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Newsline

Art at the library

EL CERRITO — The El Cerrito Art Association presents "Exotic Faces of the World: From Bali and Back," featuring acrylic portraits of Rastas, rice farmers, river rats, mystics, gypsies, fishermen, godfathers and kids at the El Cerrito Public Library through April 9, 6510 Stockton Ave., Wednesday through Saturday, 10 a.m. to 6 p.m.

Help sought for petition drive

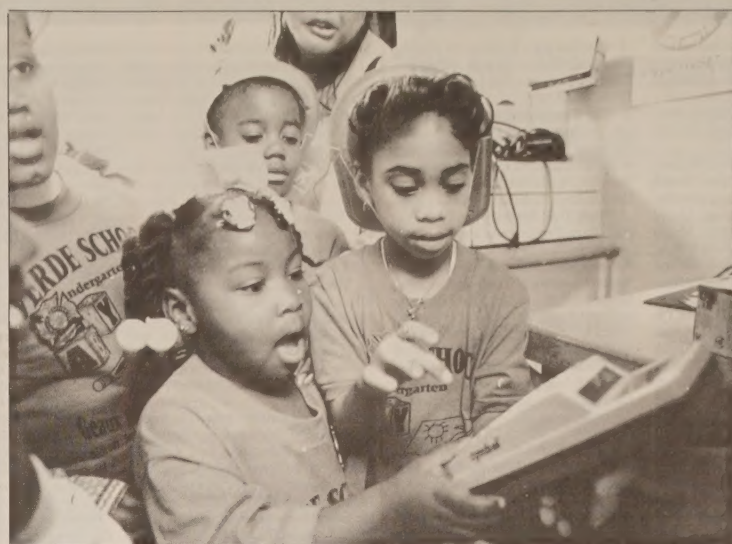
ALBANY — An ambitious campaign to collect 100 signatures from Albany voters began March 1, in a petition to place the "Citizens' Appointee Protection Initiative" on the Albany November ballot. The purpose is to make an amendment to the City Charter that will alter conditions under which citizens serve on commissions, committees, task forces or similar volunteer entities to limit arbitrary dismissal. The due date for turning in the petitions is May 13. Those who would like to help in the petition drive should contact Evan Flavell at 526-0340 or John Flaherty at 526-9626.

Fire Department services

ALBANY — The Fire Department is offering the following classes for those who work or live in the city: First Aid: April 20, 9 a.m. to 1 p.m., \$10; Adult CPR: March 23, 9 a.m. to 1 p.m., \$20; Pediatric CPR: July 27, 9 a.m. to 1 p.m., \$20; Home safety: May 11, 9 a.m. to 1 p.m., \$10. Also, the department is now selling bicycle helmets for Albany residents for \$13 each, while supplies last. Call 528-5771 for further information.

Portola welcomes parents

EL CERRITO — Portola Middle School welcomed over 90 parents to Portola Parent Saturday on March 10. The event was organized to emphasize the importance of parents' education and to encourage parents to become more familiar with Portola, its teachers, and ways in which parents can become partners with the school. Parents were able to select from 16 workshops presented by teachers. The workshops ranged from general topics such as "Organizing Your Middle School Student for Success" to content-specific workshops such as "Math Renaissance" and "Science Is FUN!" Marcia Hataye, Portola principal, answered questions from parents about Portola. Hataye also invited parents to call the school and schedule a visit.



Noah Berger

Right on target

Kindergarten and first grade students from Richmond's Verde School toured the El Cerrito Target store after meeting with Albany firefighters on Saturday. Firefighters showed students the emergency van and gave them plastic fire hats, while the store donated teddy bears to the fire department for delivery to children encountered during service calls.

El Cerrito awards landscape contract

By Dawn Frasier

EL CERRITO — The city has awarded a landscape maintenance contract to D&H Landscaping of Pinole, the low bidder among four companies who responded to an open bid process. The contract was awarded for \$100,410.

D&H Landscaping will provide maintenance services to parks, ballfields, and medians in the city, including mowing, fertilizing, aeration, garbage pick-up in parks, picnic, play area and tennis court maintenance, repair of pedestrian walkways and irrigation systems, ground cover and shrub maintenance in parks and medians.

In addition, the company will provide periodic maintenance of areas within parks outside the turfed and shrubbery areas, periodic maintenance of the BART path (Ohlone Greenway) and of pedestrian access areas of the city, and vegetation management of city easement areas, creeks and miscellaneous publicly-owned properties.

D&H Landscaping performs the same type of landscape maintenance service for the city of Hercules.

As for the city's own public works crew, "We're in something of an emergency mode," said maintenance supervisor Bruce King. "The routine maintenance is contracted out; we respond to immediate problems."

"The focus of our maintenance crew is a rapid response."

That might mean a fallen tree limb or a pothole that's generating a lot of citizen complaints.

"Our primary job is to respond to any types of emergency service calls," said King, "items needing immediate attention." Last week, the city's public works crew did some temporary patching of potholes on San Pablo and Carlson Boulevard and responded to requests to clean up street signs hit by graffiti.

Cleaning up graffiti is a significant portion of the job — and a high priority for the city. The crew will replace badly graffitied signs, as well as missing signs.

Last week, the crew also spent its Monday as usual, working on parks landscaping maintenance. Next Monday, March 18, the contract goes into effect, and the crew will have an extra day to respond to more immediate concerns and "to make things safe."

The crew will also continue to address some vegetation management tasks, including weed spraying and maintenance along certain roadways.

Declining revenues in recent years have led to a smaller and smaller public works crew for El Cerrito. Once a team of over 20 staff members, it now consists of four crew members and maintenance supervisor Bruce King. Like many cities with reduced staffs, El Cerrito has recently been contracting out as much routine work as possible in order to free up its own crew members for more urgent work. Public works activities already under contract are: asphalt repair, concrete repair, street light maintenance, storm drain cleaning and street sweeping.

Two other maintenance-related activities are also slated to be contracted out: traffic signing and striping and tree trimming.

Albany murder suspect caught

By Greg Hugunin

ALBANY — A suspected serial killer who may have bludgeoned and stabbed as many as 30 people to death has been linked to a 1995 homicide near the Southern Pacific railroad tracks.

Robert Joseph Silveria, 36, a transient who has been riding boxcars across the U.S. on and off for the past 15 years, confessed Saturday to the murder of 50-year-old James McLean, also a transient, on July 25, 1995, said Albany police Sgt. Bill Palmieri. Silveria has also been linked to the 1994 murder of an 18-year-old student in Emeryville.

Dubbed the "Boxcar Killer" by investigators, Silveria was arrested on Saturday, March 2, in Roseville, Calif., on a felony warrant for parole violation. He was already a suspect in a number of murder investigations, and as of Friday detectives from seven states were lining up outside his cell in Auburn to question him.

He was interviewed by Albany police the following day after a teletype alerted them to similarities between murders Silveria had committed and McLean's death.

Apparently deciding to become a born-again Christian after his arrest, Silveria is confessing to a string of up to 30 murders, mostly of transients near railroad tracks, to "clear the slate" before he meets his maker.

Described as a congenial man with steely blue eyes and tattoos on his arms and neck, Silveria spoke with Palmieri for six hours over the weekend, describing McLean's receding hairline, beard, bad leg and the silver bicycle he rode. Silveria, a heroin addict, confessed to striking McLean in the head with a club he pulled from his backpack and then stabbing him to death with a buck knife. Law enforcement officers from Kansas, Montana, Washington, Oregon and Emeryville were also in Auburn over the weekend, hoping to link Silveria to other unsolved murders.

According to Emeryville police detective Wade Harper, Silveria confessed to the Aug. 2, 1994, murder of 18-year-old Michael Garfinkle, a student who liked to ride the rails. Garfinkle's body was found under a sleeping bag near the railroad tracks at the 5700 block of Shellmound Street. He too had been stabbed and bludgeoned.

An article in the San Francisco Chronicle on Friday, March 8, said that Silveria was suspected in at least nine murders across the U.S. That figure is now creeping closer to 30.

A man tortured by violent thoughts, Silveria left his wife and daughter eight years ago after waking up one night bathed in sweat, overcome by the desire to kill them, said Palmieri. He gathered up some clothing and took to riding boxcars around the U.S., killing transients he met for their money, clothes and drugs.

The killings were based mostly on rage, which Silveria often provoked in himself by picking fights with his victims. Palmieri said Silveria told him of one incident where he intentionally burned another man's hair with a lighter in order to start an argument with him, then killed him.

"I'll never forget his eyes," said Palmieri. "Normally, you look at a person's eyes and you get a feeling for them. With Silveria, you felt a coldness go through you."

Palmieri said Silveria seemed repentant about the murders and that he was trying to clear the slate. "It's a graveyard out there," said Silveria according to Palmieri, in reference to the trail of bodies he left behind him.

Silveria will be extradited to Oregon this week in connection with a number of transient murders there. Albany police, however, still plan to file a charge with the district attorney in connection with McLean's death, as do police in Emeryville.

"Somebody has to speak for every victim," said Palmieri.

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on
"Logic & Uncertainties in Science & Religion"

Science and religion both try to describe our universe, and must eventually either converge or conflict. Their logic, uncertainties, and convergence will be discussed from the point of view of a physicist. with a response by Dr. Robert John Russell

Tuesday, March 19, 7:30pm
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Room 1, LeConte Hall
FREE ADMISSION

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Goings on About Town

Performances

Ashkenazi: March 14, 9 p.m.: Ragazzi; March 15, 11:30 p.m.: Reggae Angels; March 16, 11:30 p.m.: Jungular Grooves with Calabash at 9:30 p.m.; March 17, 4:30 p.m.: Ellis Island Band with a later separate show of Flamenco Open Stage at 8 p.m.; March 19, 9:30 p.m.: Anoush Elias; March 20, 9 p.m.: Frog Legs. 1317 San Pablo, Berkeley. 525-5054.

Eastenders Repertory Company: Through March 30, Thursday - Sat, 8 p.m.: Presentation of *On the Outs*, a collection of short stories and scenes threaded together about relationships. LaVal's Subterranean, 1834 Euclid Ave., Berkeley. 841-6510.

County Donegal: March 17, 3 p.m.: Performance of traditional Irish repertoire, primarily from the northwest County Donegal, distinguished by a melodic and robust Irish/Scottish hybrid that characterizes the region. Zellerbach Hall, U.C. Berkeley, Bancroft Ave. at Telegraph, Berkeley.

Freight & Salvage: March 14, 8 p.m.: Martin, Shay, and Michael Black; March 15, 8:30 p.m.: Laurie Lewis and Grant Street; March 16, 8:30 p.m.: June and Jean Millington and The Slamin' Babes; March 19, 8 p.m.: Muzsik featuring Marta Sebestyen; March 20, 8 p.m.: Steve Gillette and Cindy Mangsen. 1111 Addison St., Berkeley. 548-1761.

Christ in German: March 17, 7 p.m.: Contra Costa Chorale performs Bach's *Cantata No. 4* *Christ lag in Todesbanden*, Telemann's *Alleluia, Singet dem Herrn ein neues Lied* and others. First Unitarian Church, 1 Lawson Rd., Kensington.

Kimball's East: March 15-17, 8 and 10 p.m.: Gary Taylor; March 21 - March 24, 8 and 10 p.m.: Boney James. 5800 Shellmound St., Emeryville. 658-2555.

La Peña: March 15, 8 p.m.: Los Cenizotes; March 16: Jacqueline Rago and Grupo Campana; March 17, 7 p.m.: Cleopatra's Ball.

Java Jam: March 17, 3 p.m.: Javanese music and dance with Gamelan Sari Raras, Ben Brinner, and Santosa, directors and guest dancers Ninik Lunde and Sri Susilowati. Hertz Hall, U.C. Berkeley Campus. 642-9988.

West African Music and Dance: March 16, 8 p.m.: Ghanaian master drummer C.K. Ladzekpo will direct a high-energy performance of traditional West African music and dance. Hertz Hall, U.C. Berkeley Campus. 642-9988.

Frothy French Farce: March 15 - Apr. 6, Thur., Fri., and Sat., 8 p.m. and Sun. matinee at 2 p.m.: TheatreFIRST presents *Anything To Declare?* by Hennequin and Veber. Julia Morgan Theatre, 2640 College Ave., Berkeley. 436-5085.

Maybeck Recital Hall: March 17, 4 p.m.: Andrea Liguori, piano performing Scriabin, Chopin-Liszt, and others. 1537 Euclid Ave., Berkeley. 848-3228.

Red Cafe: Every Tues. night at 8:30 p.m.: Steve Packenham & Friends; 1941 University Ave., Berkeley. 843-8607.

St. Patrick's Day Celebration: The

San Francisco Concerto Orchestra will perform in collaboration with the Young People's Chamber Orchestra a selection of Irish music. Guinness? St. John's Presbyterian Church, 2727 College Ave., Berkeley. (510) 548-4573 or (415) 731-3355.

Starry Plough: March 14, 9:30 p.m.: Pete, Smitten, and Kirby Grips; March 15, 9:45 p.m.: David Gans and the Reptiles; March 16, 9:45 p.m.: Liquid Sunshine with 2 Lane Blacktop; March 17, 7 p.m.: St. Patrick's Day Celebration with Potcheen, food and corned beef and cabbage; March 18, 9 p.m.: Irish Music Session; March 19, 7:30 p.m. sign-ups: Open Mike Cabaret; March 20, DARTS. 3101 Shattuck Ave., Berkeley. 841-1424.

Trinity Chamber Concerts: March 16, 8 p.m.: Pianist Kazuko Cleary performs Japanese and American music. 2320 Dana St., Berkeley.

Jupiter: March 15, 5:30 p.m.: Andre Bush Duo followed by West Coast Harem at 8:30 p.m. 2181 Shattuck Ave., Berkeley. 510-THE-TAPS.

Yoshi's: March 14 - 17, 8 and 10 p.m.: Joe Sample; March 18, 8 and 10 p.m.: Graham Connah Group; March 19 - 24, 8 and 10 p.m.: Charles Lloyd Quartet. 6030 Claremont Ave., North Oakland. 652-9200.

Religious Activities...

Berkeley Fellowship of Unitarian Universalists: March 17, 10:30 a.m.: Tova Green and Fran Peavey, who worked with refugees and peace activists in Kosovo Bosnia and Herzegovina. The title of the program is "Yugoslavia - Genocide Past, Genocide Future?" Children's program: toddlers, childcare; ages 3-12, classes. For details, call Sandy, 526-0972. 1924 Cedar, Berkeley. 841-4824.

First Presbyterian Church: March 17, 9 a.m., 10:30 a.m. (Jr. High, Senior High, and College groups), and 5:45 p.m.: Joni Eareckson Tada will speak on "My wheelchair is the prison God has used to set by spirit free." 2407 Dana at Channing, Berkeley.

Presbyterian Women: St. John's Presbyterian Church, 2727 College Ave., Berkeley. 527-3052 or 848-1350.

St. Alban's Episcopal Church: March 17, 8 and 10 a.m.: Pastor Jim Stickney will preach "God does not see as mortals see," from 1 Sam. 16:7. At 9 a.m., the second class for children, about communion. All Irish hymns will be sung. 1501 Washington Ave., Albany. 525-1716.

Events, meetings, classes...

Albany Pool: Accepting mail registration for swimming classes for the Spring session postmarked March 11 or later. Walk in registration begins March 20. All ages. Call 559-6640 for details. 1311 Portland Ave., Albany.

Botanical Garden: March 16, 10 a.m. to 1 p.m.: Jim Reynolds, general manager of Peet's Coffee, Inc., will present a slide lecture on the history and socioeconomic

of the coffee plant, followed by a tasting of several different types of coffee. U.C. Berkeley Botanical Garden, Centennial Drive. 642-3343.

City Commons Club: March 20, 10 a.m. to Noon: Remi Omodele, visiting Professor, African Studies, Department of Ethnic Studies, U.C. Berkeley asks us, "Africa: Should the U.S. Care?" 2315 Durant Ave., Berkeley. 444-3816.

Black Oak Books: March 14, 7:30 p.m.: Evan Handler talks about personal tragedy in *Time on Fire: My Comedy of Terrors*; March 15, 7:30 p.m.: Geoffrey Wolff returns with *The Age of Consent*; March 17, 7:30 p.m.: Jose Raul Bernardo will read from *The Secret of the Bulls*; March 18, 7:30 p.m.: David Shields takes up the American obsession with celebrity and the transmitted image in *Remote*; March 19, 7:30 p.m.: David Hilliard and Fredrika Newton join together to celebrate the publication of *The Legacy of the Panthers*; March 20, 7:30 p.m.: Montserrat Fontes looks at her family's past in *Dreams of the Centaur*. 1491 Shattuck Ave. at Vine, Berkeley. 486-0698.

Art-on-Site: Aneight-week slide-lecture and field trip series to museums, galleries and exhibits held Wednesday, 1 to 3 p.m., through March 27. Berkeley Richmond Jewish Community Center, 1414 Walnut St., 848-0731.

Contra Costa Hills Club: March 14: Hike in Marin County's Tennessee Valley, GGNRA. Meet at S.F.'s Transbay Bus Terminal and take 9:12 a.m. #10 golden Gate Transit bus to arrive at Tam Junction at 10:13 a.m., meet Contra Costa Hills Club leader, and ride in car caravan to end of Tennessee Valley Road. To offer or request rides call 510-934-5924.

Art Banner Project: Design and paint an 8' x 3' banner assisted by artist Carole Fitzgerald. Suggested donation \$10 per banner. All ages welcome. March 19, 7 p.m. at University Village Community Center, 1123 8th St., Albany; March 16 and 23, 9 a.m. at Albany Community Center, 1249 Marin Ave.

Berkeley Hiking Club: March 17, 8:30 a.m. departure: Mount Tamalpais Loop. Call leader Lee Dorosin (415) 388-7896 for details; March 17, 9 a.m. departure: San Bruno Mountain mini hike. Call leader Rex Thomas (510) 525-6695 for details.

Birth Center Tour: Every Mon., Wed., and Fri. at 11 a.m.: Providing an overview of Alta Bates' birthing facilities and services. 2450 Ashby Campus, Berkeley. Meet on the first floor at the information booth. 204-1334.

Bicycle Parking at BART: March 16, 10 a.m. Downtown Berkeley BART, 11:15 a.m. at the North Berkeley BART, March 17, 10 a.m. at Ashby BART: Voice your opinions about how to improve bicycle parking at these stations. 464-7774.

Holistic Health: March 20, 7 p.m.: Free seminar on the holistic health revolution. Learn about what your doctor won't tell you and your mother didn't

know. 236-5755.

Dharma Publishing: March 16, 10:30 a.m.: Tibetan tales program introduces children to traditional Tibetan stories specially adapted for children. 2910 San Pablo Ave., Berkeley. 548-5407.

Logic and Uncertainty: March 19, 7:30 p.m.: Dr. Charles Townes will speak on "Logic and Uncertainties in Science and Religion." Response by Dr. Robert John Russell. University of California, Berkeley, Room 1, Le Conte Hall. 642-3317 or 848-8152.

Meet the Candidates: March 18, 7 to 10 p.m.: Meet and hear from candidates running for the offices of Municipal Court, California State Assembly, and California State Senate. Lutheran Church of the Cross, 1744 University Ave., Berkeley. Vote Tuesday, March 26. 841-0214.

Pros and Cons: March 14, Noon: The League of Women Voters of Berkeley, Albany and Emeryville host a public forum on the state ballot measures. Albany Public Library, 1247 Marin Ave., Albany; March 19, 1:15 p.m. at the North Berkeley Senior Center, 1901 Hearst Ave., Berkeley. Parking available. 843-8824.

Emergency Services Program: The Easy Does It Emergency Services Program offers low fee emergency attendants, minor wheelchair repairs, and emergency wheelchair accessible transportation to individuals with disabilities within the city limits of Berkeley. For more information call 845-5513, 464-8583 (TDD).

North Berkeley Senior Center: March 19, 1:15 p.m.: Pros and cons of Election Issues presented by the League of Women Voters; March 20, 1 p.m.: Low vision with Helen Dornbush. 1901 Hearst/MLK Jr. Way. 644-6107.

PostBirth: March 19, 7:30 p.m.: After baby arrives new mom and baby care. This session discusses the transition home for the new baby and mom, how to care for mom and baby, and identifying normal newborn behaviors. Alta Bates Medical Center, First Floor Auditorium, 2450 Ashby Campus, Berkeley. 204-1334.

PFA: March 14, 7 p.m.: *Bontoc Eulogy with The Puppetmaster* at 8:30 p.m.; March 15, 7 p.m.: *The Gate of Heavenly Peace*; March 16, 7 p.m. Repeat of *The Gate of Heavenly Peace*; March 17, 5:30 p.m.: *Lusts of Mankind* with *Vanilla* and *Towards the Light* at 7 p.m.; March 18, 7 p.m.: *Lillian*; March 19, 7:30 p.m.: *The Pharaoh's Belt*; March 20, 3 p.m.: *Wild Strawberries* with *The Edge of the World* at 7:30 p.m. UC Berkeley.

Hall of Health hosts an open house and celebration of national Children and Healthcare Week on Monday, March 18, 10 a.m. to 2 p.m. Kids can have a cast put on, play with medical equipment, have blood pressure checks, learn about hearts and more. Call 549-1564 for information.

Kensington 55+ Activity Center: March 14, 11 a.m.: Virginia Walker gives

a slide presentation of a visit to Italy. Arlington Community Church, 52 Arlington Ave., Kensington. 526-9146.

Family Life Hotline: Wednesdays on KPFA 94.1 FM: Sponsored by Jewish Family and Children's Services of the East Bay with co-hosts Ruth Fremes, MA, and William French, LCSW of West Oakland Mental Health.

It's Your Library: March 14, 7 p.m., West Branch Library and March 17, 5:30 p.m., Central Library. Voice your opinions on the future of our library system. Fewer books, videos, CDs, cassettes? Crowded spaces? No seating? 644-6095.

Jitterbug Club: Second Saturday of month: The Northern California Lindy

M.C. Newburn Books: March 19, 7 p.m.: Susan Dunlap will unravel the threads of a mysterious Berkeley with *Shades Exposure*. 950 San Pablo Ave., Albany. 524-1370.

Philately Meeting: For stamp collectors; first and third Thursdays of the month, 7:30 p.m.; Northbrae Community Church, 941 The Alameda, Berkeley. 526-5397 or 655-7827.

Writers Club: March 16, Noon: The California Writers' Club features Peter Robinson, editor of the Mill Valley Literary Review who will introduce the work of Irish poet Shamus Heaney. 237-8497.

Homework Helper: Every Wednesday from 3-5 p.m.: Berkeley Public Library's South Branch offers a free Homework Assistance Center for all kids in grades 4-12. 1901 Russell, Berkeley. 644-6860.

African-American Book Club: Meets last Thursday of each month: South Berkeley Branch Library, 1901 Russell, Berkeley. 415-773-9558.

Twilight Storytime: Through March 13, Wednesday evenings at 7 p.m.: A series of programs for ages 3-6. Albany Library, 526-3720. Free.

University YWCA: March 19, Noon: A career as a paralegal with Barbara McCollaugh, St. Mary's College. 848-6370. 2600 Bancroft Way, Berkeley. 848-6370.

Exhibits

Black Panthers: Through May 31. In commemoration of the 30th anniversary of the founding of the Black Panther Party by Huey P. Newton, an exhibition and catalog on the Black Panther Party is offered. Entitled "The Legacy of the Panthers", 65 photos were selected to capture the true legacy of the Panthers and show the dreams and hopes of young people in the community who were committed to change. La Peña Cultural Center, 3105 Shattuck Ave., Berkeley. 849-2568.

Japanese artist Kelko Nelson shows "Inner Diary: Installation and Paper Constructs" at the Graduate Theological Union, 2400 Ridge, Berkeley. 649-2400.

New Pieces: Through Apr. 4: New Pieces Fabric presents "Color Play," an exhibit of quilts by Berkeley quilter Ann

Rhode. 1597 Solano Ave., Berkeley. 6779.

Siporin Cafe Art: Through May 11 p.m., daily except Thursdays. Powell Ave., Emeryville. 524-5245.

Tanna Bellia: Ongoing show of Bellia, local artist, is currently showing some recent pastels dealing with vegetables and other delights. On display from 7:30 p.m. and Saturday and Sunday a.m. to 2 p.m. Rendezvous Cafe, Solano Ave., Albany. 524-9700.

Works in Pastel: Through May 19. The works of Trudy Villanar, Community Center, Foyer Gallery, Marin Ave., Albany. 524-9700.

Support groups, self-help

American Schizophrenia Association: March 19, 7 p.m.: meeting for families of children/adolescents with mental illness held in the meeting room at the Branch Berkeley Library. Free to anyone in this difficult situation. 8361.

Alzheimer's and related: Monday Enrichment Program at the Claremont Center; music and fellowship; St. John's Church, 2727 College Ave., Berkeley. 841-4824.

Public speaking skills and spirituality: come together at Toastmasters. 2515 Hillegass Ave., Berkeley. Wednesday, 6:15 p.m. 7645.

Cancer Support Group: Through Friday, 9:30 a.m.: Free sessions. Feldman, M.A., M.S., R.N. M.D. Conscious Connections: singles who value personal and growth. Second and fourth Saturdays. 6333 Telegraph, Berkeley. 2605.

Emotions Anonymous: Through Friday, 9:30 a.m.: Northbrae Community Center, The Alameda (Near Solano), Berkeley. 849-2568.

The Grief Care Community: bereavement support groups held through death as well as spiritually oriented groups - for loss. Stephen Levine's work - for any loss. Also individual grief counseling available. New meetings always welcome as 4 different groups held in 8 week cycles. 841-5540 or 8830.

Menopause Group: Informal support for women interested in alternative treatment for the symptoms of Menopause. Evening and day. Information and reservations: Marlene Smith, L.Ac., at Body 848-6004.

Send calendar announcements by Friday to 2936 Domingo, Berkeley. 94705; fax 644-1700.

MAJOR APPLIANCES

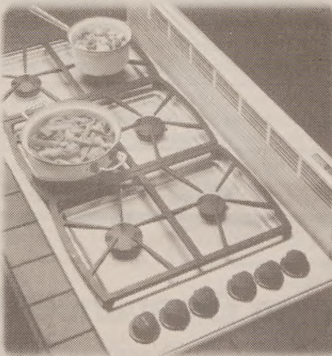
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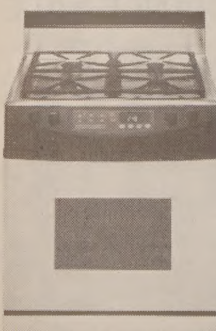
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"On the Outs," a first for local playwright, actress

Mary Milton is one of a group of talented people who comprise the Eastenders Repertory Company. And she is the playwright who wrote the play that they are presenting this month.

"On The Outs" (written by Mary Milton and directed by Charles Polly) is "a collection of short stories and scenes threaded together to show us the immense tapestry of relationships ranging from attempted connections, budding friendships, environmental isolation, self-in-litected isolations, and the joy of whimsical possibilities achieved when people trust themselves and others."

From the literature brought to me by Mary Milton, it is obvious that the ERC, as they call their repertory company, presents its plays in various places in San Francisco and the East Bay. "On The Outs" is being presented at LaVal's Subterranean, at 1834 Euclid Ave. in Berkeley.

Mary Milton herself is a vivacious, talented woman, who also acts in the production. A resident of El Cerrito, she is a speech therapist (she remembers working with my daughter, Mori, when she was working in the Richmond schools as a speech therapist), writes poetry as well as plays, has been

published, and has received awards for her acting with the ERC.

Chatting with her was easy and relaxed. Mary Milton knows who she is and is comfortable with herself and her talent. She was born and grew up in New Jersey, went to college in Pennsylvania and Wisconsin, and came out here in the summer of love "and never went back."

She speaks of the people she meets and works with in the Richmond schools with fondness, and wonders at the children "who have so many things stacked against them." "I am impressed with how well they do in spite of the difficulties they have in their lives," and she adds passionately, "I get upset when politicians want to cut services to these kids. Some of these politicians have no idea of what these kids are going through."

Milton says she didn't start working in theater until she was about 40, and didn't start writing until she was 50. It was a poetry class taught by local poet Janice Dresser that started her. "A wonderful teacher, she really turned me on to writing."

"On The Outs" is the first full production of one of her plays. "I try to be a good writer and not get in the director's way,"

she smiles. "It's like a child. I have to let go and assume it will find its place in the world."

The Eastenders Repertory Company's production "On The Outs" will be playing Thursdays, Fridays and Saturdays at 8 p.m. until March 30. Dinner seating is available at 7 p.m. every night. Tickets are \$8 Thursdays, \$10 Fridays and Saturdays. For reservations call 841-6510.



Mary Milton

Some months ago I wrote about Betty (Bette) Martinez, who was fighting a very serious illness by doing research and trying all sorts of therapies.

Much improved, although far from cured, Bette is anxious to share with people some of the things she has learned during these many months of searching,

Community Folk

By Clara Rae Genser



and some of the things that have eased her lot.

To this end, she is planning to give a presentation of Qigong, an ancient Asian system of movements some 3,000 to 7,000 years old. Although she has been studying Qigong (also known as Chikung or Chigong) for some time, Bette says she is not yet ready to teach it, but she can share what she knows and her delight in it. This she will do in a presentation to be held in the Clubhouse at Gateview in Albany (555 Pierce St., the high-rise on the freeway) on March 21 from 7:30 to 9 p.m.

She plans to talk about and explain what Qigong is and demonstrate some of the movements which are energy enhancers, and to calm oneself.

She spoke of the several "chi" movements, such as the popular Tai Chi, and of the fact that some people study many of them and integrate the best of the movements into their own program. And she speaks of the woman she met at a global health conference who, suffering with ovarian cancer, and with the blessing of her oncologist, went to China where, again with the assistance of an oncologist there, she learned Qigong, and

brought it back with her to teach people here.

And she tells me of a teacher who is 100 years old, and 4 feet 10 inches, who arm-wrestled a group of students, none of whom could beat her.

In the literature Bette has provided to me, there is discussion of the medical applications of Qigong, and how it affects functions and organs such as the brain, the blood flow, heart functions, kidneys and even eyesight.

The movements seem to be easy, even simple. Bette Martinez will demonstrate some of them at her presentation at the clubhouse at Gateview on March 21. Interested people are invited to call her at 526-0312.

I appreciate the call I received about Mary Milton as well as my meeting with Bette Martinez.

And, as always, I invite all of you to give me your input: interesting people, events, organizations and the like. Please write to me at 555 Pierce St., #443, Albany 94706, or call 525-4585.

West county composting wins grant

The West Contra Costa Integrated Waste Management Authority has been awarded a prevention grant through the League of California Cities, and the California Integrated Waste Management Board to provide a home composting information kiosk at the Ingle Community Collaborative Garden at Macdonald Avenue and Harbour Way in Richmond.

The authority operates a Composting Program to help residents reduce the amount of waste they dispose of in their trash cans to meet the statewide goal of reducing the amount of waste going to landfills by 50 percent by the year 2000. Up to 41 percent of residential garbage can be composted.

The Home Composting Program sponsors free workshops at which residents learn how to properly compost their tree trimmings, grass, vegetable and fruit waste into a nutrient-rich soil. The authority will be conducting home composting workshops at the new ITCC Garden.

For more information on composting, call the authority at 215-3021, and for more information on the Iron Triangle Community Collaborative Garden, call 412-4480.



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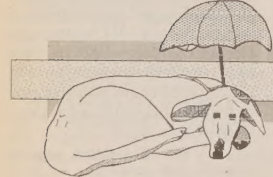
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PET TALK

Renting with pets: a two-way street

by Nancy Frensley, Berkeley-East Bay Humane Society, Community Services Department

As you go down the aisles of kennels and cages at the Berkeley Humane Society, or any animal shelter, you will see "landlord" and "moving" given in the "Reason Pet Given Up" column of a majority of cage cards. It is becoming increasingly difficult for pet owners to find housing where they can live with their animal companions. This, of course, is not news to most people who must live in rental housing.

For many, this sacrifice is too much. Quality of life and a sense of safety and belonging are often dependent upon having companion animals. Think of what it does to a person to have a loved one, even if it's a pet, lost forever and sometimes doomed to death on

the word of a landlord.

Consider, however, the prospect of owning or managing property and facing a situation like the recent Pit Bull problems being experienced by the San Francisco Housing Authorities. With those dogs come guns, drugs, gambling and violence. It is enough to kill kindness and good intentions in the nicest of landlords and is the type of highly publicized circumstance that makes property owners feel justified in creating a tidy, unquestionable, "No Pets" policy.

Both sides of the issue of pets in rental housing are emotionally charged and discussion is likely to lead to anger and entrenched positions on both sides. In recent surveys, however, humane societies

involved in opening the doors of rental housing in their communities have found that with a little preparation and planning and some compromise, on both sides, pet owners and landlords can live in peace. With more pet-friendly housing available, fewer animals are turned in to shelters and more tenants are turned into

being responsible pet owners. Responsible pet-owners make stable, clean, committed tenants; trained, companionable dogs promote a sense of safety and security in a building; opening the door to pets broadens the pool of prospective renters; a responsible pet owner usually is a responsible tenant.



Dr. Allen A. Cesafsky, D.V.M. invites you to check out the drop in clinic at Woodminster Vet Hospital. Hours are 10-12 and 3-6, Mon., Tues., Thurs. & Fri. 9-12 Wed. and Sat. 5045 Woodminster Lane, 531-0121.

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Reactivating Redevelopment Agency a city priority

On Monday, March 18, the Albany Redevelopment Agency will hold its first meeting since 1988. While the Redevelopment Agency Board is made up of the City Council members, it is technically a separate legal entity and meets before the regular City Council meeting.

Our first order of business is getting rolling on the makeover of San Pablo Avenue. I have received widespread encouragement for the ideas outlined over the last year in this column for a new San Pablo Avenue.

Almost everyone who has commented has supported the idea of moving our automotive businesses to a special automotive use area near the freeway, and developing San Pablo Avenue into a mixed-use urban boulevard.

Professional offices, retail, housing (including affordable housing) in attractive three-story buildings would bring economic vitality and much-needed services to our area. Our long-range economic health and ability to provide separate city services depend on developing a broad economic base. San Pablo Avenue is the ground on which that base can

From the Mayor's Desk

By Mike Brodsky
Albany



be built.

The Redevelopment Agency, together with the San Pablo Avenue Business Improvement District, are the tools we need to put ideas into action. The Redevelopment Agency can buy and sell land, put together incentives to make the kind of projects we want viable so we can attract private developers, and is empowered to receive a portion of the increased property taxes on new developments to fund its ongoing work.

Among other things, the Redevelopment Agency could create off-street parking to make shopping on San Pablo Avenue more convenient and make the area much more attractive for business.

Our first meeting will start the process rolling. Since we are entering into a phase in city government which is proactive (making things happen) rather than reactive (waiting for things to happen), we will also be embarking on an extensive process of public involvement to guide the makeover of San Pablo Avenue.

The San Pablo Avenue guidelines, developed with public input several years ago, have a number of strong points

on which we can build. There are a number of areas, however, which need updating, particularly the dependence on automotive uses and the lack of public spaces and pedestrian-oriented features.

Proposed to update the city's vision for San Pablo Avenue is a broad-based public process which uses visual simulation as the basic tool for decision-making.

Newer computer techniques will actually allow very realistic pictures to be produced and adjusted until we can see what a given plan will actually look like. This technique has proven much more effective than simple written descriptions of the past, and it gives a benchmark to measure progress against.

Albany has the opportunity to make itself into a model city—a small, closely-knit city with services, open space, and recreation in a compact, safe environment. We are all proud of the Albany we have now. Visualizing it as it could be, building on our strengths and taking advantage of the opportunities before us, will make our city even better. Redevelopment and a Vision Plan will make it happen.

West County School Watch

By Glen Price

School boundary meetings, part II

"I don't see us making major changes or shifts," said WCCUSD board president Karen Fenton at El Cerrito High School, "but we are doing a tweaking of the current boundaries."

District officials unveiled draft school attendance boundary scenarios on Feb. 29 at Kennedy High School and March 5 at El Cerrito High. The sessions were part of a series of public meetings being held throughout the district to solicit public input. The final session in this round will be held tonight (March 14) in the Pinole Valley High Gymnasium at 7 p.m.

Neighborhood schools emerged from the first round of public hearings as the most important boundary concern of participants. At Kennedy and El Cerrito, staff unveiled four elementary school boundary options which attempt to rationalize some of the peculiarities of current lines and balance loading at school sites.

Middle school boundaries were not available to participants at the Kennedy High meeting but were presented at El Cerrito. The middle school boundaries use elementary schools as building blocks enabling students from the same elementary school to attend middle school together. However, the middle schools are then broken back down to elementary school units to build high school attendance boundaries. Parents expressed concern that students from the same middle school may attend up to three different high schools.

Overall parent and community reaction to the new boundary scenarios has been mixed. Many acknowledged the difficulty of the task at hand. Others appreciated the opportunities for community input and hope the process will become a model for future issues the district must grapple with.

Some specific concerns arose from particular boundary groupings. Many parents, for example, took issue with Madera Elementary feeding into Adams Middle School when most Madera households are closer to Portola.

At the high school level, the groupings proposed for Kennedy and El Cerrito high schools gave rise to concerns of renewed segregation in the district.

Staff documentation indicated that the new groupings would not significantly impact the racial and ethnic makeup of the schools for students within the attendance boundaries.

Middle School Task Force recommendations in question

The school board had been scheduled to discuss an implementation plan for the recommendations of the Middle School Task Force at its March 6 meeting but in a surprise move delayed consideration until the following week.

The board is scheduled to take up the issues at a special meeting on Wednesday, March 13 (7:30 p.m., Staff Development Center, 2625 Barnard, Richmond). One task force member described the proposals for implementation of the recommendations (as submitted for the March 6 meeting) as basically, "asking us to implement everything that doesn't cost money." Key task force proposals like reinstatement of the sixth period and reduction of school size to 750 students were not recommended for implementation in Phase One. Stay tuned.

Block scheduling for El Cerrito High School

Three years after planning began and one year after their initial presentation to the school board, El Cerrito High teachers won the right to begin implementation of block scheduling by a 3-1-1 vote of the school board on March 6.

School board members Ramsey, Snodgrass and Fenton voted in favor of the move to the block program, Easton voted against, and Pitts abstained.

El Cerrito High faculty backed their commitment to the new block schedule with a pledge to teach six classes (as compared to five currently). This results in an opportunity to reduce class size by an average of four students without additional expense being incurred by the district. In exchange, teachers sought a guarantee by the district that El Cerrito's current staffing formula would be maintained.

Most public reaction to the concept was positive. Some speakers questioned whether El Cerrito would be ready to implement the program

by next fall. Others felt the program as proposed would limit students' capability to participate in the music program or extracurricular activities like the yearbook.

Under the block scheduling plan students have three 90- or one 100-minute blocks for their core subjects. Proponents claim that fewer, more intensive classes will allow students and teachers to get to know each other better and allow a deeper exploration of subject matter. Leadership and symphonic band will be taught in a morning "A" period; an additional afternoon fourth block will offer students the opportunity to participate in athletics or other extra-curricular activities.

El Cerrito High Jazz Ensemble in concert March 20

Speaking of music, Dan Buegeleisen, El Cerrito High School Band Director, announces that the "pride of El Cerrito," the award-winning ECHS Jazz Ensemble, fresh from their first-place showing at the Redwood Empire Jazz Festival, will perform in concert on Wednesday, March 20, at 7:30 p.m. in the El Cerrito High School Little Theatre (540 Ashbury in El Cerrito). The group features 9th to 12th grade students and will perform compositions by Paul Desmond, Van Morrison, Pat Metheny and others. Tickets are \$5 for adults and \$2 for students, with all proceeds benefiting the ECHS music program.

Sorry

Several readers have asked for the address of district teacher Phyllis Burch's web site with resources for K/1 education — inadvertently left out of last week's column. It is: <http://www.hedgehog-review.com/>. Watch out for the Hedgehog.

West County School Watch is a weekly column exploring news and events impacting public education in West Contra Costa County. We pay particular attention to the activities of local schools, parent and community organizations working to strengthen public education, and the actions of the WCCUSD School Board. Call me at 528-1315 or e-mail me at pakglen@aol.com with items for this column.

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El Cerrito Chamber of Commerce

By Sewall Glinernick

One-of-a-kind business a new member

Piggy's is the only place in town where you can enjoy a delicious slab of B-B-Q spare ribs and then wash it down with a slice, hot pizza.

Located at 11299 San Pablo Ave. in Del Norte Plaza, Piggy's Pizza & Ribs is one of the newer members of the El Cerrito Chamber of Commerce.

31-year-old owner Tom Davies describes his intimate little eatery as: "The place where pizza people go to eat on their day off."

Perhaps the reason for this is the home-style cooking or the fact that everything is prepared fresh daily by a master pizza chef. Or, it could be the wide choice of menu items.

Piggy's offers a full range of regular pizzas and 10 specialty pizzas — all available by the slice or the whole pie.

In addition there's calzones, salads, B-B-Q ribs, chicken, hot dogs, pasta, hot sandwiches, soft drinks, beer and wine.

Everything is available to eat on the premises or to go. In addition, Davies reports he will deliver orders of \$10 or more free of charge "any day, any day."

Of special interest to many customers is Piggy's lunch special, which features a monster slice of pizza, a small garden salad and a medium soda for only \$3.50. The dinner special offers lasagna, a medium soda and garlic bread for just \$5.95.

A native of Contra Costa County, Davies developed a liking for El Cerrito playing football here as a youth.

Today he still proclaims his affection for this community, declaring: "I like doing business here because of the city's diversity. Everyone comes here

and has a good time."

Davies is no stranger to the restaurant business, having opened his first pizza house in Oakland when he was only 20 years old.

His initial appearance on the El Cerrito business scene came in 1985 when, as a working limited partner, he opened Cybelle's Pizza in Del Norte Plaza.

After helping the company he worked with grow from four to 30 restaurants in five years, he sold his interest in the chain.

For the next three years Davies spent his time traveling. Then, in 1993, he bought back the Del Norte Plaza store and changed its name to Piggy's Pizza & Ribs.

After nine months of operation Blockbuster Video bought out his lease and Davies moved his operation to a smaller location in the center.

He opened at his present location on March 1, 1995, and the business has been growing ever since.

In fact, things have been going so good that Davies reports that some 10 new Pizza & Rib restaurants will be opened in the Bay Area in the next two years.

The Del Norte Plaza Piggy's is open Sunday through Thursday from 11 a.m. to 11 p.m., and from 11 a.m. to midnight on Friday and Saturday. For free delivery, call 234-8484.

Cooperation Urged

The Chamber of Commerce is urging all members of the El Cerrito business community and residential population to take an active part in a survey now being conducted in conjunction with the city's "Neighbor To

Neighbor" program.

"Neighbor To Neighbor" is a communitywide effort to develop a response to the possibility of the city losing some \$2.5 million in tax revenue as a result of a court decision and the closing of the Emporium store here.

Having just completed a series of neighborhood meetings, this week the city is conducting a random telephone survey.

Some 400 to 500 local residents whose telephone numbers have been selected at random by computer are being called and asked their opinion about city services and community issues.

Sometime after March 21 a printed questionnaire covering the same questions will be mailed to every residence and business in El Cerrito.

The Chamber urges everyone to cooperate if called, and to be sure and fill out and return the mail survey.

Free Seminar Slated

Chamber member Bodhi Gale Boulton and Dr. Kay Davies will conduct a free seminar on "The Holistic Health Revolution" Wednesday, March 20, at Windrush School on Elm Street at Hill in El Cerrito.

Although open to the public, space at the 7 p.m. seminar is limited. Reservations may be made by calling 236-5755.

Chamber Member Feted

In tribute to Sundar Shadi, a 10-year honorary member of the Chamber of Commerce, the El Cerrito Garden Club is holding its first annual Sundar Shadi Garden Contest.

Goal of the contest — which



Tom Davies, owner of Piggy's Pizza & Ribs, with Chamber President Pat Malailua and Mayor Cathie Kosel.

features a \$100 cash first prize — is to promote the creation and maintenance of attractive gardens that can be enjoyed by the public from the street.

Open to all El Cerrito residents and business, the contest honors Shadi, whose summer floral and holiday displays have been attracting large crowds to El Cerrito over the years.

Applications must be submitted to the El Cerrito Garden Club, P.O. Box 203, El Cerrito, by March 31. Judging will be the week of April 15.

Ad Space Available

Space reservations are now being taken for a special advertising supplement to be published during the upcoming Chamber-sponsored Citywide Spring Round-Up Sale Days on April 25, 26 and 27.

To reserve space for an ad in the supplement, which will run in Family Fair, The Journal and the Berkeley Voice, telephone Bill Slenker at 237-7777.

Trade Show Invitation

Local business people have

been invited to a trade show and mixer being sponsored by the Berkeley and Emeryville Chambers of Commerce on Thursday, March 21.

Admission to the event, which will be held from 5 to 8 p.m. at H's Lordships Restaurant in Berkeley, is free.

Those attending will have the opportunity to increase business contacts, see what's new in the marketplace, and receive all the information and samples they can carry.

Correction

Last week's Albany Chamber of Commerce column gave the wrong information for the Golden Gate Mixer. The event will take place on Wednesday, March 21, from 5:30 to 7:30 p.m. in the Turf Club at Golden Gate Fields.

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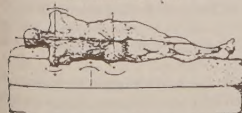
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MARTIN SNAPP

By The Numbers: At last! I've finally found someone who is worse at math than I am!

I refer to Bob Cheasty, who's running for Tom Bates' old seat in the state Assembly. I just received a campaign flyer from Cheasty with a headline from the old Crosby, Stills & Nash song, "Teach your children well."

Quoth the candidate: "That song inspired me two decades ago as a '60s activist."

Now, as I said, I'm lousy at math. But according to my calculations, two decades ago was the '70s, not the '60s.

The conclusion is inescapable: The man can't count. If he wins, here's hoping they don't put him on the Finance Committee.

Speaking of politics, the recent death of Pat Brown elicited this fond memory from Esther Aguilar, who was a student at Cal back in the '60s when Brown was governor. To earn extra money, she was working as a waitress at the U.C. Faculty luncheon.

"A special luncheon was being held and Gov. Brown was in attendance," she recalls. "I had the pleasure of serving him, and he asked who I was. I responded, 'I'm just a student waitress.' His long-remembered words were 'Don't say that. I'm your Governor, and I am honored to have you serve me.' These were the words of a great man who cared."

Not only a great man, but a good man, too.

Book Beat: Should our libraries spend their money on computers, or should they spend it on more books?

Should they stay open later so latchkey kids have some place safe to go? Or is that not the proper function of a library?

And where's the money going to come from, anyway?

These are tough questions, with compelling arguments on both sides.

But the real issue is who's going to make the decisions. The Berkeley Public Library has been holding a series of community meetings to get feedback from the public. But so far, only a handful of people have been showing up.

Do we really want to let these decisions be made by default? If you agree with me that such momentous choices should not be left to a small minority, it's vital that we all show up in force at the last community meeting: this Sunday at the Central Library, from 5:30 to 7:30 p.m.

Our future — and, more importantly, our children's future — is at stake.

Same Old Same Old: Speaking of books, let me wish all my female readers a happy Woman's History Month.

As it happens, my favorite historian is a woman: C.V. Wedgwood. Right now, I'm happily wallowing in her three-volume history of the English Civil War.

I'm such a fan, I try to buy everything she's written. Last week, I found a copy of her history of the Thirty Years War at Moe's Books.

On the back cover is this blurb from The Spectator: "With this book, Miss Wedgwood takes her place in the front rank of contemporary woman historians." (emphasis added)

I've said it before and I'll say it again: You've come a short way, baby.

Auto-Neurotic: I was driving on Franklin Street between 13th and 14th streets in downtown Oakland a few weeks ago. Pow! My front tire went flat as a pancake.

When I got to the mechanic, he discovered not one, not two, but *three* nails in it.

I didn't think much of it until a week later, when my girlfriend was driving on that same block and she got a flat tire, too.

Look, I'm glad there's construction going on downtown. Lord knows, the area needs it. But is it asking too much of these guys to clean up after themselves? You shouldn't have to worry about getting a flat every time you drive downtown.

You read that right: girlfriend. Yes, romance fans, Martin is in love. (Or, at the very least, *extreme* like.)

No way I'm going to tell you her name. Let's just say I'm once again available for dancing in the streets.

It doesn't make up for losing Eliza, of course. Today would have been her 17th birthday, and I miss her more than ever. But it sure helps.

Speaking of love (and animals), congratulations to my colleague at The San Francisco SPCA, Frank Burnett.

Frank is The SF/SPCA's Animal Assisted Therapy specialist, and this weekend he and his fiancée, Connie Roe, will tie the knot at a wedding ceremony in Stern Grove.

The bride is registered at Sammy's Pet World.

Martin Snapp's column appears every Thursday in The Journal. Phone Martin at 273-9543; write him c/o Hills Newspapers, 5707 Redwood Rd., Oakland 94619; or e-mail him at Snapp@BMUG.org or CATMAN 666@AOL.com

Southgate

Continued from front page

pamy, which designed the East Baybridge shopping center in Emeryville.

The presentation included slides of other centers and some sobering thoughts on how likely it is that El Cerrito Plaza will ever get another major department store, given today's retail trends. Phillips said the presenters gave Walnut Creek as an example of the tendency for department stores to be "extremely selective" in where they will now establish stores.

"Even Walnut Creek won't be getting a Bloomingdale's," he said.

Audience input was gathered in small group discussions. Groups consisting of 10 to 15 people were formed; participants were asked to identify the top three commercial service needs for El Cerrito's residents, from their viewpoint, and then to consider how El Cerrito Plaza could contribute to realizing those goals.

Phillips served as "scribe" for one small group, writing down the group's ideas. That group prioritized restaurants, a bookstore/cafe and a theatre as commercial services of highest interest.

At least two other groups came out with the same list of their top three priorities.

Resident Pat Berndt attended a group facilitated by planning commissioner Julie Rogers; recycling center director Becky Dowdakin recorded the group's comments.

"Our three top priorities were, a department store, a restaurant and a theatre, in no particular order," said Berndt, adding that, though her own preference is also to see a department store in El Cerrito, "people in the group did understand the likelihood of getting a big department store is very remote."

"They took the question to be, what do you really want? and answered accordingly," she said.

Seismic

Continued from front page

mended that the district Steering Committee decide how much each site must trim from their budgets to match the funds available.

The Steering committee consists of Superintendent Dale Hudson, Maleski, the district's architect, the construction manager and School Board representatives and is scheduled to meet to discuss the matter this week.

Maleski said despite the cost difference the district still intends to deliver on the mandates of the \$31.6 million school improvement bond passed by voters in 1992.

"I think we will complete all of the projects and objectives outlined in the bond. Some things that would be useful to the district we may not be able to meet with funding available," he said.

After the Steering Committee determines approxi-

Center

Continued from front page

Infinity, as well as several in southern California. Lester Meu is the project architect.

"The concept of the shopping center is not that common in this area of the Bay Area, but there are about a half-dozen similar Asian American shopping centers in the South Bay," said Meu. "This one is the furthest north."

"This concept is very popular, growing very quickly in southern California," said Terry Kwong of Pacific Infinity. "It's not new; the first was developed in 1982/83."

What is new, said Kwong, is the enclosed mall design with the Asian theme. He is aware of two in southern California, one in Vancouver. The Breuner's conversion will be the first in northern California, he said.

Kwong is enthusiastic about the project and about its size, with 140,000 square feet to work with, including 20,000 at the mezzanine level.

It is particularly in areas with many Asian immigrants that such centers are springing up in the L.A. area, according to Meu.

"The interior mall concept is somewhat unique," he said. "There are examples in L.A. but not as full-blown as this one will be. For northern California, we're blazing

Senate

Continued from front page

issues and the concerns of the district which runs from Oakland through Richmond. Lee, 49, also emphasizes that she is a woman.

"There are no women in the state senate north of Los Angeles. I think that is an advantage and an asset for a state that is so diverse demographically (to elect a woman)," Lee said.

So ends the more congenial side to this race.

Unlike the crowded primary battle for the 14th Assembly District where the campaigns are reluctant to go negative, the tone of this two-person state senate race is often hostile.

The Lee campaign has labeled Campbell a carpetbagger; an insurance agent who votes against consumer interests; a hypocrite who boasts of his integrity but inflated his resume in past years and lied on brochures about the influence of special interest money in his campaign.

At a recent debate sponsored by the Berkeley League of Women Voters, Lee even accused Campbell of planning to run a "smear campaign" against her, even though she's been the one doing most of the name-calling so far.

"So far she's been accusatory and angry with him, while he's only been polite, at least in public," said one

Wetland

Continued from front page

Friday, nearly all the vegetation was gone, with mounds of mud and empty construction equipment being all that remained.

If indeed the area can be classified as a wetland, mitigation would involve constructing two acres of similar habitat for the one which was destroyed, said Sum Angola of the Regional Water Quality Control Board. Angola said he contacted Southern Pacific about the matter and that they claimed to have created the wetland themselves while doing steam injections to clean up toxic soil left over from the Alcan plant.

Mike Furtney, spokesman for Southern Pacific, denied that the area was a wetland. The environmental officer for Southern Pacific who is responsible for the site did not return phone calls last week and is currently out of the state.

"The most I can say at this point is that based on our discussion, we don't believe this is a wetland issue," said

Berndt said she was particularly interested to see the wide diversity of ideas expressed by members of her group, ranging from a kitchen implements store to a brew pub to the return of Woolworth's.

Dowdakin noted that members of that group were long-time residents of the city.

"Only one member had been there less than 20 years (he moved to El Cerrito eight years ago)," she said. "Others had lived in the city 30, 40, even 50 years."

Dowdakin expressed the tenor of the discussion as "positive," if not necessarily hopeful.

"There was a lot of interest expressed in development around the BART station, taking advantage of transit," she said. "Some people expressed that as creating jobs around the station, so that people who work in El Cerrito would shop around in those stores."

Some group members were supportive of higher density housing in the area; some were not, she said.

What she did not find were any group members advocating for leaving the area "the way it is." Whether advocating for a brew pub or upscale men's and women's clothing stores, Dowdakin said there was "a strong desire to see the market niche that the Emporium filled (instead) filled by a whole bunch of small retailers, so we could still get everything we had before."

She did not get the sense that people in her group needed that combination of retail to be located exactly at the Plaza, just "somewhere in El Cerrito."

There were other perspectives raised. One man pointed out that "a lot of what was being discussed" was already available on Solano Avenue. Berndt pointed out, too, that San Pablo Avenue has many small shopping opportunities, from a comic book store to furniture to beauty shops.

Berndt saw some support in the group for an idea the presenters had mentioned: remodeling the Emporium to include perhaps four "key businesses" that would

mate amounts to be trimmed from individual school improvement budgets it will be up to the sites to recommend how the reductions should be made.

"We need to rethink our allocation of money for the whole master plan. The high school looked real hard at what their scope of work would be. They've probably done a dozen versions already and are having to go back again now. All the sites need to do that now, it's a district-wide problem," Maleski said.

At the high school, Behm said the scope of work that the district can afford there is definitely shrinking.

"It's certainly on a more modest scale. We've trimmed our original expectations and budget," Behm said, noting that the school had an original budget of \$6.5 million to \$7.5 million and its current list of projects totals an estimated \$8.5 million.

"The desire to have a library/media center and science

new territory."

Meu said the center will be "multi-cultural," with many Asian cultures represented, particularly in food offerings, though "English tends to be a common language for all the vendors."

"We very definitely feel we're filling a niche; we believe this is an underserved area," he said. "The only alternative people now have for obtaining this quality of (merchandise) is to travel to downtown Oakland or San Francisco."

"We believe there's an immediate need and that we can serve that need."

Rasmussen said the developers have integrated into their plans a number of improvements, including a walkway from the bus stop to the front door and landscaping around the bus stop itself. A trail is also planned along Cerrito Creek from Pierce Street to Creekside Park in El Cerrito.

All the parking will probably be needed for the mall. Rasmussen said zoning will require that number of spaces.

Currently, the lot is well-used for casual carpooling. Rasmussen said the major appearance change will be across the front facade. A major redesign is planned that

campaign observer.

"She calls Bob a carpetbagger and then says, 'He's going to attack me.' What does that tell you? She's run the nastiest campaign I've seen," said Kevin Reikes, Campbell's campaign consultant.

Gale Kaufman, Lee's political consultant, defended campaign tactics. Kaufman says she is merely pointing out facts and keeping Campbell accountable.

Indeed, some of the criticisms stick.

Kaufman and Lee point to a campaign brochure where Campbell claims never to have received any special interest money. Campaign reports show that Campbell has received thousands of dollars — the Lee campaign says \$750,000 — over the years from political action committees, unions, developers and other special interests.

"I don't know why he would blatantly say in his brochures that he's never received any special interest money when his mounting a campaign based on integrity," Lee said.

A news report in 1988 also contradicts Campbell's honest-guy image, Kaufman said. The report revealed that Campbell's office handed out resumes that falsely claimed the assemblyman had received a masters degree.

But some of Lee's other criticisms are more readily

Furtney.

According to biologist Steve Granholm, who recently visited the site, the bird and plant life Brodsky observed would normally be a "good indicator" of a wetland area, which he said are normally characterized by soil moisture and composition as well as certain types of vegetation, and that they have "a lot of beneficial (environmental) values."

The benefits of wetlands include being a habitat for sensitive species of plants and animals, flood control, ground-water replenishment and water filtration, which prevents pollution from making its way into creeks and the bay.

Granholm said Tuesday he was "not quite ready to talk" about whether he thought the area in question was indeed a wetland.

The next step in the investigation involves the Army Corps of Engineers, which is normally responsible for such designations. As of Tuesday, the person responsible for the investigation had not returned The Journal's calls.

together form a new "anchor" for the whole area.

Both Berndt and Dowdakin agreed that such a critical issue at the Plaza.

"People want a safe, secure shopping situation," said staff member Beth Berndt. "Most people agreed there is never a security."

In another group, "people still wanted a department store," said staff member Beth Berndt. "Movie theater, restaurant, a 'nice apparel shop' was also an interest."

"A lot of people wanted to do something about what's been done at Del Norte — some high-density housing combined with shops," she said. "There's also a real high desire for a good link with the BART walking path and with BART itself."

In addition, said Bartke, members of her group liked the idea of the parking lot being less paved, even if that just means planting more trees.

The next community discussion of the Southgate area is tentatively scheduled for Saturday, March 30. The meeting place has not yet been determined, though anyone who attended Monday meeting was notified.

Consultant Bruce Race will lead a series of exercises designed to develop "alternative visioning" for the area, said Phillips.

The alternative visions workshop is the first in the series is designed to help the community reach some consensus that reflects its "expectations and hopes."

"The city hopes to build that into a strategic plan, moving toward the goal of developing a real mixed-use, downtown destination for El Cerrito and surrounding areas," he said.

rooms upgraded was kind of lost in the shuffle, they are still on the drawing board," she said.

The cost difference for high school seismic work affect the following draft school improvement plan:

- Cornell Elementary School: \$1.8 million;
- Marin Elementary School: \$800,000;
- Vista/MacGregor and MacGregor High School (conversion of current middle school to elementary): \$1.5 million;
- New Middle School: \$11.2 million;
- High School (with seismic work): \$9.9 million;
- Other (district-wide improvements): \$500,000.

Added to the above figures is a 12 percent contingency per site to cover cost overruns and other expenses.

will wrap around both the north and south corners of the building.

"dressing them up."

A second entrance to the interior of the mall is created on the north end.

The project will also be applying for a liquor license.

"They want to be able to have some of the stalls (selling) high end cognacs and liqueurs," said Phillips.

"They believe there's a niche in the market they can fill."

"That part may be controversial, as is any license in Richmond or West County," said Rasmussen.

City planner Ed Phillips said El Cerrito has the traffic study address several informal shortcuts that El Cerrito, including the current "informal shortcut" San Diego street across the Breuner's property. He said current plans show the entrance will still be used, but will be realigned, "so there is no longer the access."

In addition, he said, trucks will not be allowed to use the entrance.

Phillips said El Cerrito has asked that the traffic study look at the "obvious impacts at Pierce and Central" with measuring impacts at other signalized intersections including Carlson and San Pablo Avenue.

deflected.

Lee has called Campbell a carpetbagger for moving into the district last year supposedly because he would be easier to win against a woman than a man in Contra Costa.

Campbell said the demographics of the 9th District actually favor a woman candidate. As for his return to Richmond, Campbell responds that he returned to the place he called home for 43 years.

Life.

"Bob has lived in the district almost longer than I have," said Reikes.

Campbell previously represented Richmond in the Assembly until the districts were re-drawn in 1992. As part of deal reportedly struck with former Assembly Speaker Willie Brown, Campbell moved to Marin in 1992 so he wouldn't have to run against an incumbent Democrat like Bates.

While he is an insurance broker, Campbell said 90 percent of his votes in the Assembly have been from the insurance industry and pro-consumer.

He points to surveys done by the non-partisan California Journal that have consistently rated him one of the most honest and effective lawmakers in the Assembly. In year's ratings, Campbell fares twice as well as other lawmakers in categories such as integrity, effectiveness and responsiveness.

"You will send us to Sacramento for one reason only," Campbell told listeners at the recent Women Voters debate. "Not to kiss babies, not to shake hands, make speeches or to co-author bills or what case might be, but to go out and solve problems."

Campbell points to his recent coup in getting Republicans to support putting a \$3 billion education bond on the March 26 ballot.

Meanwhile, Lee has faced criticism for accepting contributions from tobacco interests. Critics say Lee, who accepted contributions of \$1,500 each from the tobacco industry in 1994, helped pass a bill that diverted tax money from anti-smoking programs in 1994.

Lee says the earlier campaign contributions didn't affect her votes on tobacco issues. However, she has said she accepted contributions from the tobacco lobby.

Reikes described a \$10,000 contribution from Brown, a Lee supporter with well-known connections to the tobacco lobby, as tobacco money.

Because the 70 percent of registered voters in the Senate District are Democrats, the March 26 primary is expected to decide who will succeed Petris.



Lowell Cohn

Raiders should sign Wallace (Vassar, too)

Because at The Montclair we pride ourselves on being a community service newspaper, here's some advice for the Raiders: Sign Steve Wallace. In case you missed it because of all the commotion over the NCAA basketball tournament, the Raiders released Wallace last week. He had been a great offensive lineman for the better part of a decade. It's not just that the Raiders could use a quality tackle. That's not the half of it. The Raiders could use a quality human being. Last season, Oakland disintegrated because the team had a bunch of crybabies, candidates for the romper room of life. Instead of shoulder pads and cleats, those guys needed Pampers and pacifiers.

Wallace would bring character to the Raiders. He's a fully mature adult, which would make him almost unique in the Oakland locker room. He's thoughtful, intelligent, sophisticated, philosophical — he has a teaching credential. He's also a tough son of a gun who takes delight in knocking a defensive lineman on his butt. All of the above qualities would enhance the Raiders.

I recently called Wallace at his offseason retreat located 45 minutes outside of Atlanta. He described it as 15 acres in the woods. I expected him to sound crushed about being released, but he said, "I'm excited. This is a chance to prove myself all over again. I have the temperament of trooper."

He even had nice things to say about the Niners, which is rare for someone who's been dumped. "They showed me respect," he said. "They released me early enough to look at other teams." You see what I mean about Wallace being mature and balanced.

He is the kind of guy who will speak up in a locker room and exert his leadership. He did that last season on the 49ers, although it didn't get the desired result. In the week leading up to the playoff game against Green Bay he noticed that "guys were goofing around." This goofiness not only offended him.

"A lot of people thought we couldn't lose that game," he told me. "It wasn't a serious attitude, not for the playoffs. It was too loose when we were facing sudden death. It was as if it was guaranteed we were going to play Dallas."

So Wallace talked to his friend Harris Barton, another serious, nature offensive lineman. Barton had noticed the same casual attitude. Together they tried to warn their teammates about impending doom, but it didn't help. Maybe nothing would have happened given the Niners' deficiencies.

Anyway, I bring up that episode to tell you about Wallace. He's someone who will be the conscience of a team, much like Art Shell and Gene Upshaw, two legendary offensive linemen who performed that conscience function for the Raiders when the Raiders were great and when the Raiders knew how to win.

And there's something else. If the Raiders sign Wallace, they'll be getting one of the great husband-and-wife teams in all of professional sports. Wallace's wife, Vassar, is an expert on offensive line play. I'm serious about this.

On Monday nights, Wallace would bring home tapes of the pass

See COHN, page 13

St. Mary's swimmer sings way to records

De Latour, Montclair heading to nationals

By Lisa Coffey Mahoney

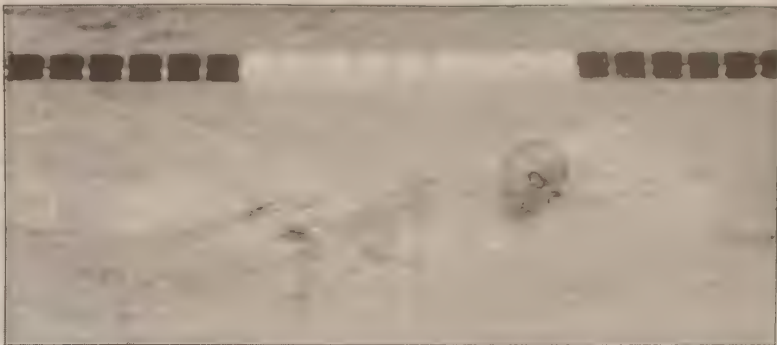
Alex de Latour prefers not to focus on the task at hand when he is swimming in a long distance race such as the 1650-yard freestyle.

"I get a song in my head or just let my mind wander and go with the flow," says the 18-year-old senior from Berkeley's St. Mary's High. "It can drive you crazy if you concentrate for the 15 or 16 minutes it takes to swim the race," he says. "It's better to remain low key."

Apparently de Latour's strategy works. De Latour, representing Montclair Swim Team, swam junior national qualifying times in four individual events, the 200, 500, 1000 and 1650-yard free at the Washington Open at King County Aquatic Center in Federal Way, Wash. last month.

The team's 800 free relay squad, comprised of Ari Wohlfeiler, 15, Kevin Herlihy, 16, Jeremy Parich, 17, and de Latour, swam a junior national qualifying time of 7:04.00.

Montclair scored 154 points, placing it 13th among 32 teams which included both collegiate and United



Alex de Latour, the first male swimmer from Montclair SC to go to nationals: 'I get a song in my head or just let my mind wander and go with the flow...it's better to remain low key.'

States Swimming (USS) club teams. In all, 13 Montclair swimmers participated in the Washington, with many swimming career best times in their events.

Bishop O'Dowd freshman Shoshana Wolf swam lifetime bests in the 100 and 200 fly (1:00.30 and 2:12.94) and in the 100 and 200 breast (1:11.52 and 2:30.23).

The junior national qualifiers travel to the same venue next week, March 19-23, to compete in the Speedo Junior National Short Course Championships.

"Once you get to junior nationals you're swimming in about the top 2-1/2 to 3 percent in the country," says Montclair's coach Greg Kubicki of Oakland Barracuda Aquatics Club.

De Latour is the first male swimmer from Montclair to go to the junior nationals.

His qualifying times were: 1:42.37 in the 200 (3rd

See SWIMMER, page 13

Who can stop Kerri Walsh?

Berkeley eliminated in NorCal semifinals by San Jose's Mitty

By David Martindale

The Berkeley High girls basketball team needed to contain Kerri Walsh.

Archbishop Mitty's 6-3 senior center is a graceful and agile athlete with the ability to carry her team and dominate any game.

The Yellowjackets did manage to shut Walsh down in the second and third quarters of their Northern California regional semifinal game. It was the first and fourth quarters that were the problem.

Walsh gave the Monarchs an early lead with eight points, nine rebounds and one block in the first eight minutes, and put Berkeley (25-6) away with 10 points in the fourth frame as Mitty advanced to the finals with a 53-42 win.

Walsh's totals for the game, played at the Oakland Coliseum Arena last Friday: 22 points, 17 rebounds.

"She's like a Rock of Gibraltar for them," said Berkeley coach Gene Nakamura. "She is always there to go to and make key baskets and get key rebounds. She held them together. We got out-executed by a good Mitty team. They're not 25-2 for nothing."

Berkeley has its own 6-3 center, Shavaki Jackson, the team's leading scorer, but Walsh's finesse and athleticism controlled the game when the Monarch's needed

it most. Jackson scored a team-high 12 points, but had none in the first quarter and just two when the game was on the line in the fourth.

"We didn't get enough production from our inside players," Nakamura said.

After Berkeley's Coriel Davis tied the game at 4-4, Mitty went on a 10-2 run and kept the Yellowjackets at bay for the rest of the first half, taking a 26-16 lead into the locker rooms.

A tough pressing defense and Walsh's inside play left the Jackets feeling the way their opponents felt for most of the season. "The roles were reversed. We didn't handle their pressure well," Nakamura said.

But the Jackets played the third quarter with renewed intensity. Berkeley outscored Mitty 10-4 in the first 4:08 to cut the lead to 30-26. When Tiffany Green's 3-pointer swished through with 37 seconds remaining, the Jackets had pulled themselves to within 33-31.

Jackson scored four points in the quarter and held Walsh scoreless as the play became more physical. "The referees really let

See WALSH, page 12

NorCal Semifinal
Mitty 53
Berkeley 42



Jeff Lindquist

EC: Expect waves despite rain

By John Gardella

When last year's rain limited the El Cerrito baseball team to just three preseason games, the Gauchos' fifth place Alameda-Contra Costa Athletic League finish was a direct result of the lack of early-season play.

While this winter's been milder and less wet, the Gauchos still haven't had enough dry days. In a best-case scenario, even if the Gau-

chos are able to play their remaining non-league games before next week's ACCAL start, they'll begin league play with only five games under their belts.

To date, EC (0-2) has been rained out four times.

"I'm not sure how we'll do," said coach Dennis Abel, in his 11th year as EC's coach. "When you can't practice or play games, it's hard to predict how you'll do. But,

if we play like we are capable of playing, we'll be pretty good."

Although young — 15 of the 19 players are underclassmen — EC returns 10 players from last year's 12-10 team, with nine of those having seen significant playing time.

"We're young, but we've got some experience," Abel said. "We don't start anyone who hasn't seen varsity action."

The one player the Gauchos will

miss, however, is catcher Todd Johnson. Last year's MVP of both the Easter and Best of the West tournaments, Johnson, now at Cal, hit .380, with two home runs and 24 RBI for the Gauchos as a senior.

Abel will replace the all-league catcher with junior Brett Davalos.

"Brett will do a good job of handling the pitchers," Abel said. "He's not there yet, as far as replacing

See WAVES, page 12

Bears looking to keep locusts away in desert

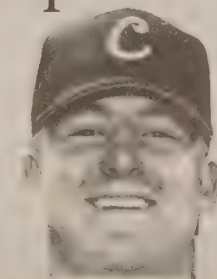
By John Gardella

The Cal baseball team, with a No. 5 ranking and dreams of the College World Series in the preseason, has been plagued by injuries. So much so, that coach Bob Milano probably wouldn't raise an eyebrow if he saw a swarm of locust descend on to Evans Diamond, or if a drought of biblical proportions wreaked havoc on Berkeley.

But redemption may be in sight. Cal (13-13, 1-5 PAC-10) comes off its first league win of the season

Monday, a 7-5 victory over No. 10 Arizona State. Though the Bears fell out of the polls for the first time this week, if recent history repeats, the Bears' season could be righted by week's end.

Exactly one year ago to the day, Cal traveled to Tucson for a three-game series against Arizona. The Bears went into the series with a 10-11 record. They swept the inexperienced Wildcats, winning each game by the average score of 10-8. The sweep improved Cal's league mark



Ryan Drese still injured.

to 5-1, and it went on to take 2-of-3 games at UCLA the following weekend.

Milano and the Bears are hoping for another springboard series in the desert this weekend.

"You always hope for a sweep when you are down and out," Milano said. "Monday's win was big. It's like getting a wonderful birthday gift when you are 6-years-old."

"I told my guys we have eight series left in conference play. If we

can win two games in each, we'll have a fine league record."

But the team Cal faces this weekend is a different Arizona club from last year's 20-25-1 squad, a team that was made up of freshmen and sophomores, and a team lacking in anything resembling pitching. The Wildcats' 6-24 league record seemed to leave the conference one team short of a Six-Pac, and the staff's ERA, an astronomical 6.39, was by far the conference's worst.

See BEARS, page 12

CAL DIGEST

Baseball team continues to struggle

The California baseball team (12-13, 0-5 in Pac-10 Southern Division) continues to struggle as it has lost six of its last seven games. Last week, the Bears lost at Santa Clara, 14-8; defeated Penn State, 5-4, at Evans Diamond; and lost to conference foe Arizona State, 11-6, Friday and 4-2 Saturday. One bright spot for Cal has been the pitching of junior reliever Drew Fischer. In Fischer's last two games he has pitched 4.3 innings with one hit, one walk and 11 strikeouts. The Bears next are scheduled to travel to Sacramento State on Tuesday and to Arizona for a three-game series beginning Friday, at Saneet Field in Tucson.

Wells takes two first-place events in men's gymnastics

The California men's gymnastics team continued its romp through the MPSF with a win in

the Stanford Invitational last Saturday, topping the preseason No. 1-ranked Cardinal for the third time this year and improving its record to 11-0. The Bears took first-place honors in four of the six events, including two by junior Brent Wells, who won on the parallel bars (9.750) and horizontal bar (career-best 9.875).

Wells' score on the horizontal bar was the third-best in Cal history. This week, the Bears head south for the UCSB Invitational on Friday, where they will face highly-regarded Ohio State, among others.

Women gymnasts set 4 records

A record-breaking 48.90 team performance in the floor exercise helped the No. 27-ranked California women's gymnasts (15-5, 1-3) their biggest victory of the season last Friday, upsetting No. 13 Michigan State, No. 20 West Virginia and No. 22 Ball State to win the Cal Invitational with a school-record

193.925.

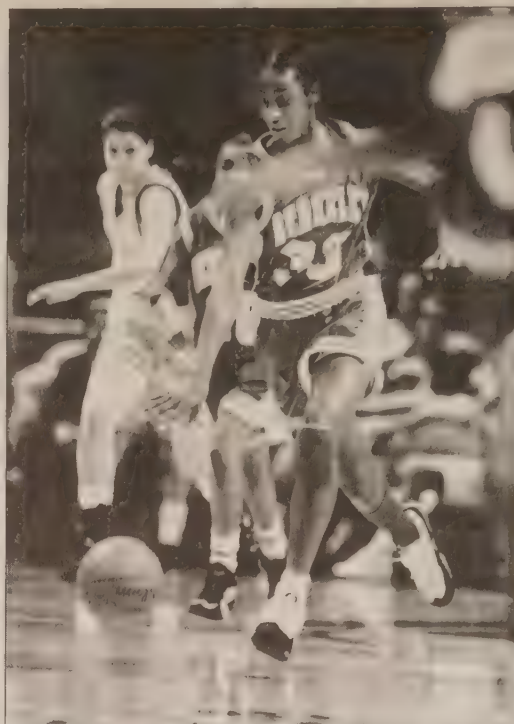
Cal set or tied four school records with four Bears setting personal bests in three events.

Topping the list was junior Mindy Ornellas, who set a record in the floor exercise for the second time this season with a 9.925.

Cal next travels to No. 6 Oregon State on Saturday to face the Beavers in a Pac-10 dual meet.

Ruggers rebound

The California rugby team rebounded from its first loss to an American opponent in almost six years by defeating UC Davis, 23-15, at Witter Field last Saturday. The win puts the Bears in strong position for the NCRFU playoffs, needing a win over Humboldt State March 24 to clinch the No. 1 seed. Next up, Cal hosts the California Invitational this weekend, where the Bears will entertain Texas A&M, Dartmouth and Chico State.



Waves

Continued from page 11

Todd, but he's got a lot of power. Davalos' handling of the ball will be one of the keys to EC's success because Abel considers EC's power the team's strength.

His top three throwers are righties. The No. 1 spot belongs to junior Donny Davis.

A three-sport athlete at EC, Davis was an all-league selection in baseball as a sophomore. The next spot in rotation will belong to senior Bodvarsson or junior Rossi. The latter will also be the team's starting center fielder.

From the left side, Abel and Jarion White and Horace Lamm.

"I think our pitching will be consistent," Abel said. "To improve last year's record, we have to be better."

Along with Davis and Mitchell, Abel's top offensive players are three-year starter Kenny Payne. The senior, who moves over to second after two years at short, has over .300 in each of his two seasons.

Paysinger moves to second base, a natural position — so that Abel can play short. The detail whiz, missed most of last year with a knee injury.

With a predominantly right-handed hitting lineup, Abel will look to Leire to provide some offense from the left side. The junior first baseman is one of the few lefties on Abel's team.

The fourth infield slot will be filled by third baseman Connor. Another three-sport athlete, whom Abel expects a lot, is G. Phillips. The junior will pitch in right field, while hitting sixth in the order.

"George has the makeup to be a hitter before he's through," Abel said. Lejon Butler and Davis Munoz complete the outfield.

Most of the power will come from junior Mike Seals, whom Abel will get most of his bats at the DH.

"We have the talent to make a difference in this league," Abel said. "I don't see us doing much damage."

Bears

Continued from page 11

Things are different this year. As of Tuesday, the Wildcats were 18-11, 3-3 in league play, with wins over No. 6 Southern California, and No. 15 UCLA. The Wildcats actually managed to win the UCLA series. The pitching staff's ERA is currently 5.61, nearly a run lower than last season's.

"We're a better team, than last year, because we've upgraded our pitching," said Arizona coach Jerry Kendall. "But Cal teams are tough, and we'll need more consistent pitching against them

to be successful.

"They're one of the top teams in the Six-Pac. They're hurt right now, and maybe struggling a bit, but they're talented. Monday's win is another confirmation of that."

Regardless of how talented a team is, if it's not healthy, the wins don't come easily. And Cal hasn't been, nor is it now.

It's been playing without its middle infield of shortstop Dan Cey and second baseman Brian Oliver, both out with injuries. Catcher Jason Hill has also been out with injuries. Middle relievers Reed Goemann and Drew Pearce have also missed time.

But the most conspicuous absence

to date has been that of star pitcher Ryan Drese, who will be missing his third consecutive Six-Pac series with a muscle spasm above the elbow.

Since the Oakland native and former Bishop O'Dowd star has been on the shelf, Cal has been swept by UCLA, for the first time in 10 years, and Arizona State has taken 2-of-3 from the Bears.

Milano said Cey and Drese will miss this weekend's series, but he hopes to have his team healthy for next week's big series vs. Stanford.

"I think we still have a great chance to win this conference," Milano said. "With this team, if everyone is healthy, we can win."

BHS' Farnsworth unscored upon for Washington of St. Louis

Junior Sam Farnsworth, who starred at Berkeley High, helped Washington University of St. Louis notch its third shutout of the season earlier in the month.

Farnsworth, a 6-foot-1 righthander, delivered a four-hit,

seven inning whitewashing of Principia, as the Bears won, 7-0.

Farnsworth, who hasn't been scored upon this season, is one of the reasons why Washington, a Division III NCAA school, is off to a 6-0 start, the second best in school

history

The Bears had been playing in the University Athletic Association baseball tournament in Cocoa, Fla. all last week.

Shavaki Jackson, who led the Jackets all season, was held to just two points when the game was on the line in the fourth quarter Friday.

Walsh

Continued on from page 11

us play," said Mitty coach Sue Phillips Chargin. "The physical underneath game got ugly."

With the lead cut to two points and just over a minute gone in the fourth quarter, Davis had the chance to tie the game with a pair of free-throws.

She missed both and the Jackets seemed to wilt. Berkeley scored just two points in the next 4:20 while the Monarch's put in 13.

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Swimmer

continued from page 11

4:35.84 in the 500 (2nd place); 10:02.82 in the 1000 (4th place); and 18:03.93 in the 1650 (3rd place). Outside of Alex probably the biggest story of this meet was that the relay team qualified," continued Kubicki. They dropped a ton of time. I didn't expect them to do it until they swam individual events and I saw how much time they were dropping."

Wohlfeiler, a student at College Prep, won a lifetime best 1:47.87 in the 200 freestyle, dropping almost five seconds from his previous time. Parich touched the wall in 1:46.09 (bettering his time by 4 seconds), and Herlihy finished his leg in 1:45.29 (6-1/2 seconds faster than any

previous time). "I was hoping they would go under 7:10 and they went 7:04," said Kubicki. "It was awesome."

The relay team placed first out of U.S.S. teams, beaten only by three Division I college teams.

De Latour, who will attend Cornell University in the fall and plans to major in biology, believes that the relay team has a good chance of placing next week at the junior nationals.

"We all have solid times," he says, "but I don't know what to expect from the other relay teams. There may be a glut of good teams. We'll just have to see."

Kubicki says that the relay team will have to drop even more time to place.

"They're going to have to go under seven minutes, which I think they can do," he says.

The coach expects de Latour to place in some of his individual events.

"He has a good shot at placing, especially in the 500 free and, possibly, in the 200," said Kubicki.

Kubicki says much of de Latour's success is due to his outstanding work ethic.

"Although he has talent he's highly dedicated," says the coach. "I think his attitude is somewhat contagious."

De Latour trains from three to four hours a day, which includes swimming yardage in the pool and dry land conditioning.

He hopes that his hours of training



Montclair SC's national 800 relay team, left to right — Arl Wohlfeiler, Kevin Herlihy, Jerney Parich, Alex de Latour.

and dedication will pay off when he leaps from the starting blocks in the elite meet.

"I've been dropping a lot of time and I've been working really hard, so I hope I get rewarded for it."

Bear Swim looking for swimmers

Berkeley Bear Swimming is looking for youths between the ages of 6-18 years old who would like to swim on a team year round.

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Cohn

Continued from page 11

rusher he'd be trying to keep out of Steve Young's face the next Sunday. After he and Vassar put the kids to bed, they'd study the tapes, taking notes, comparing ideas. But that wasn't all. When the tape session was over, they'd shove the couches and coffee table to the side of the living room and engage in what Vassar calls a "step-through."

The step-through was actual hand-to-hand combat. Vassar, who is a natural when it comes to rushing the passer, would imitate the moves of Charles Haley, Pat Swilling, Chris Doleman, or any other quarterback-crushing stud you can name. Understand what I'm saying. She would actually be these guys. For example, she had perfected Doleman's spin move. In fact, word is that her spin is a thousand times better than Doleman's. She tutored Wallace in the proper ways of defending it, and over time, Wallace came to dominate Doleman.

She also had Haley's bull-rush down to a science. She'd bull-rush Wallace all over the house, sometimes when he wasn't even expecting it. You can picture Wallace eating his morning Wheaties, and Vassar suddenly charging him, knocking him across the kitchen, while milk flew all over the place. If Wallace had trouble defending Vassar, no problem. She'd simply reverse roles, be her husband, and tell him to be Haley, Doleman, etc. Then she'd show him how to get the job done.

After games, she'd critique him. "Your angle was not good against Haley," she might say, "That's why you threw such a lousy block." If she was pleased with his performance, she'd say, "You attacked him like you said you would."

When Wallace joins his next team, Vassar comes for free in the package, which means, if the Raiders have the good sense to sign Steve, they won't have to offer Vassar incentives or a signing bonus.

That's a good deal. But the truth is, and I don't say this as a criticism, Vassar fell down on the job last season, what with taking care of her three kids and other family duties. The result? Wallace had the worst season of his life and was plagued by injuries.

Will the Wallaces make any changes going into next season? "She'll have to go back to work," Wallace said in a determined voice.

Charles Haley had better watch out.

Youth hoops tournament March 30

The Berkeley recreation program will be hosting the annual Greg Brown/Stephanie Stephens Memorial Youth Basketball Tournament during the weekend of March 30-31, April 6.

The program will be offering selected team berths in the 12-and-under, 15-and-under, 18-and-under divisions, and a girls division for 15-and-under, and 18-and-under.

The cost for each team entry is \$225 for further information call 644-6530. Teams must respond by March 1.

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Hector Camacho Jr. will fight in United States Olympic Boxing Trails at Kaiser Arena, April 3-7

The field of 96 boxers for the United States Olympic Boxing Trials at Kaiser Arena April 3-7 is about half-completed following the recent U.S. Boxing Championships.

Among the boxers competing for

the 12 places on the American boxing team going to the Atlanta Summer Games are the world's No. 1 ranked light-heavyweight Antonio Tarver, light-welterweight Hector Camacho Jr. and local contender Jesus Vega, a Salinas

bantamweight.

Season tickets to the U.S. Olympic Boxing Trials here are on sale by phone at 672-BASS and at the Kaiser Arena box office.

Hector Camacho, Hector Jr.'s 17-

year-old son, tried to make the 1980 U.S. Olympic team as a featherweight. He won his quarterfinal bout but was eliminated in the semifinals by Irving Mitchell. Camacho has gone on to win the WBC junior lightweight, WBC

lightweight title.

Hector Jr. just claimed the U.S. Championship belt in February at 139 pounds with four consecutive victories, including a decision over Ishe Smith in the finals.

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Multimedia Notes

■ BILL MANN

Forget Dole vs. Clinton — it's Dave vs. Jerry?

A Super Tuesday?: Bob Dole may be on a roll, says one wiseguy, "but Steve Forbes is sitting on a lot more bread." And I know making fun of Dole's age is, well, ageist, but remember that old nursery song "This Old Man"? Well, the gagmeisters at *Cutler Daily Scoop* — one of those joke services that makes wacky DJ's actually believe they're funny, and glibbie listeners, too — have come up with new lyrics for "This Old Man" to honor Sen. Dole. You may sing along:

"This old man...won real grand...has the GOP in hand. Beating Steve, Pat, Lugar flat, Lamar from Tennessee...this old man's the nominee."

If this is the case, then, as David Letterman says, the aged national health care-killer from Kansas can finish work on that November concession speech.

Adds wag Argus Hamilton: "If the campaign goes all the way to the GOP convention, on the first day, B will throw out the first immigrant."

Still, it's always a super Tuesday when images of F. Lee Bailey going to jail are still fresh in one's mind. "Flea" was jailed for refusing to fork over millions of dollars in stock he got from a drug-dealer client. "Can you believe him associating with such scum?" jokes Letterman. "It makes me lose all respect for drug dealers."

Adds jokewriter Tony Peyser, "Marcia Clark, Robert Shapiro and Judge Ito were all fighting over who got to drive him to the slammer."

Letter-Mania: Letterman's staff, before deciding to come to San Francisco for the first time — they'll be taping at the Palace of Fine Arts Theatre May 6-10 — was apparently considering doing five cities in five nights in May, says one "Late Show" source, adding

correctly, "that would have been a statistical nightmare."

The "Late Show" staffer also told me last week Letterman's staff has scouted this area once before — just three days after the disastrous Loma Prieta quake in '89, when Dave was still at NBC. "All the theaters we looked at in S.F. had been damaged," says the Letterman insider. "The one we could have used was the Paramount in Oakland." The only trouble with that state-of-the-art East Bay theatre, says the staffer, "is that then we couldn't have said the show was coming from San Francisco."

KTVU, meanwhile, has announced that it'll put its highly rated "Seinfeld" reruns (now airing at 7:30) on at 11 — directly opposite Letterman — when baseball season starts next month and when early Giants' games preempt "Seinfeld." Along with "M*A*S*H," the NBC sitcom's one of KTVU's highest-rated syndicated shows ever. The first head-to-head comes April 8.

KTVU boss Kevin O'Brien says, and I believe this, that running his hottest show against Letterman "wasn't even a consideration. I just needed the right place to air the show where it'd best reach its 18-34-year-old audience." So, were O'Brien a gambling man, what would he bet on "Seinfeld" beating Letterman? "Late Show" gets better ratings here than any Top 10 market in the country, and even though Jay Leno still has a slight edge in the national Nielsen, Letterman wins here.

"I'd guess they'll both win about 50 percent of the time," says O'Brien. That sounds about right.

One night everyone agrees Jerry, Elaine, Kramer and George will probably get schmeised in on Tuesday, May 7, when Letterman is over at SF's P of FA. "Letterman will not only get heavy promotion on KPX all that week," says KTVU programmer Carolyn Chang, "but that night he'll probably be the lead story on Channel 5's news as well."

V-Chips Ahoy, Redux: "I'm getting a kick out of all this chest-beating by American broadcasters about a ratings system and the V-chip," says David Reid, general manager of KVOZ-TV up in Bellingham, Wash. — right near the Canadian border, eh?

Reid told me the other day he's rating his shows because of the government — the Canadian government, that is — and already has its easy-to-follow ratings

■ New York Times Magazine Puzzle

GAINING MOMENTUM

By BOB KLAHN / Edited by WILL SHORTZ

ACROSS	DOWN
1 Crockett's partner on "Miami Vice"	47 Snappish
6 Turquoise	48 Like some textbook publishers
10 1982 best seller on sexuality, with "The"	49 Name in a Salingier title
15 In-tents experience?	51 Dispatch
19 To smithereens	52 On one's —
20 Crescent	54 Angel hair, e.g.
21 Freedom, in Swahili	56 Early South African P.M. Jan
22 "Jewel Song," e.g.	57 Coins in a Spanish treasure
23 Codicil	61 Affianced
24 Monkeyshine	64 Watered down
25 Table game for brooders?	65 Japanese emperor beginning 1989
27 Symbol on French V.I.P.'s cars?	66 Scutlebutt
30 Ascribe	67 Bit of dew
31 Hard-rock connection	70 Very, to Verdi
33 Elvis's "A Fool Such —"	71 Habitual liar
34 Umbrella part	73 Harness part
35 Social worker	74 Situated along a river
36 One of the family	76 "The Look of Love" pianist, 1968
37 Dish in a cream sauce to remember?	77 Sported
43 He follows the news	78 Fear
44 CH	79 Emerson's "jealous mistress"
45 — Tin Tin	80 Battling
46 Mideastern jambalaya	81 Secures
	82 Stinky
	86 Same game
	89 Baseball's Little Colonel
	91 NBC prog. since 1975
	92 Marbles, so to speak
	94 Ron Howard's first TV role
	95 Fashion designer who loves an old Ford?
	98 Cartoon Chihuahua
	99 Complete
	100 Horned Frogs of coll. football
	101 Coddled item
	102 Jupiter or Saturn
	103 Long-distance auto race
	105 Hit song by a Beatles janitor?
	110 Cat's mealtime lament?
	112 Malaria symptom
	113 What a dhoti covers
	116 B. gradewise
	117 Molière miss
	118 Literally, "injured"
	119 "The Untouchables" composer
	120 Ustinov in "Quo Vadis?"
	121 Hurried over?
	122 Fleet fleet
	123 Deer of good deeds
	DOWN
	1 Seafarer
	2 Name in the news
	3 Treachery
	4 "If We Only Have Love" composer
	5 Unevenly colored
	6 Buzz in space
	7 Piccadilly pound
	8 Be the basis of
	9 Wind-blown
	10 Judy Garland's real last name
	11 Wave away
	12 Small boxers
	13 Mouth: Prefix
	14 Utensil of note
	15 Fearless Fostick's creator
	16 Fired up
	17 Moneymaking operation
	18 Shoulder-length do
	26 Prime meridian std.
	28 Like a fifth wheel?
	29 "Think" tank?
	31 Crown
	32 Satirist
	35 Japanese airline
	38 Cartoon about a Veep?
	39 Loss of 1588
	40 High spot?
	41 Good working condition
	42 Reformers' targets
	43 Stimulating jazz singer?
	50 Cassoulet and others
	51 Where a groundhog shops?
	53 Goethe National Museum site
	55 Better ventilated
	56 Stabilizer
	58 Film on which "Carnival" was based
	59 Sundance's heartthrob
	60 Gershwin song of 1930
	61 It's pushed in Hyde Park
	62 Viking character
	63 Mideast's Gulf of —
	65 Make — of money
	68 Irving Berlin's "Good Girl"
	69 Magic 8 Ball, e.g.
	72 Celsius, for one
	75 Paraphrase, perhaps
	77 Middle of a Latin trio
	81 Caters to
	83 "Little tongues"
	84 "Do — Me" (1992 #1 hit)
	85 Couple
	86 Unfamiliar
	87 Shoe style
	88 Save Christmas and Gotha, since 1917
	90 Needle point?
	91 Teas
	93 They may have a pair of diamonds
	96 Washington, 111
	97 Overflow controls
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system in place.

KVOZ is owned by Seattle Sonics owner Steve Acklerly, who just bought Channel 50 up in Santa Rosa. Reid says that 70 percent of his viewers are Canadians, and since the Canadian government has stricter standards about sex and violence, the cable system in Vancouver was going to black out KVOZ's shows unless it encoded them with the sensible Canadian ratings, ratings that are picked up by V-chips already installed in Canadian TVs. (The V-chip was invented in Canada, eh?). Reid, surprisingly, has no problems with any of this. "Look," he says, "we're on 24 hours a day. I know what's on every one of my shows, and if I can rate everything, so can the American networks. It's really not

that difficult."

Talking to Reid, it's quickly obvious that a one-rating, movie-type rating system isn't really adequate for TV shows. The Canadian "four-plex" system has a separate rating for Mature Themes, similar to our movie ratings, plus ratings for Language, Sex, and Violence. Each of those three is rated on a scale from 0 to 5 — and each is spelled out on easy-to-follow guidelines Reid faxed to me. KBHK-TV programmer Tom Spitz (an East Bay parent of two young kids who lost his Oakland hills home in the 1991 fire) supports a ratings system for parents, but has technical questions. "First, I have to wonder how many parents will

take the time to program their TV's V-chip. And also, I can't tell you how many homes I've been in in which the VCR is blinking '12:00' on and off. If people can't program their VCR's, can they program their TV sets?"

Truth in Advertising Dept.: Well, Meredith "Family Ties" Baxter's new ABC sitcom (debuting Wednesday night at 8:30 on Channel 7) is called "The Faculty." Good thing. It's supposedly set in a junior high somewhere in Northern California. Actually, it's set in the faculty lounge, and when you see an actual student, it's an afterthought. "The Faculty" wastes Baxter's comedic talents with mediocre writing. Her gum-snapping teacher

buddy, played by Constance Shulman, has a silly, white Southern accent unlike any I've ever heard in the REAL North California. Grade: C-Minus.

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League
of Women
Voters
Yes' urged
on school
bond measure

On March 26, California voters will decide on a \$3 billion bond measure for the improvement and construction of facilities for the state's public schools, colleges and universities. If approved by a majority vote, Proposition 203, called the Public Education Facilities Bond Act of 1996, will provide \$2 billion in state general obligation bonds for K-12 schools. California's public higher education system will receive another \$1 billion for new construction and renovations.

California's expanding student

population demands the creation of new schools and the modernization of old facilities. This bond will provide funds to purchase land, build new schools, and repair, modernize or add portables to existing school facilities. More than 600,000 additional students are expected to enroll in public schools over the next five years, and more than half the schools in California are over 30 years old and in need of repair. Many schools cannot offer important technology opportunities to students without updating electrical wiring, adding

multiple telephone lines, and providing appropriate space for computers. California schools currently have 21.1 students per computer, which ranks the state 48th in the nation.

The \$2 billion in bonds proposed for K-12 would just begin to cover school facilities needs. A backlog of over \$7 billion in applications for funding currently exists, including applications from Berkeley where state funds are needed to continue the reconstruction of Berkeley High School.

If Proposition 203 passes, it will

be the first statewide school bond measure approved since 1992. In June 1994, voters rejected a \$1 billion bond measure by less than half a percent.

Opponents of bonds argue that this type of financing entails long-term interest costs. However, the state prefers to use bond revenues because new buildings are costly and difficult to pay for all at once. Proponents say bonds are most sensible for new construction because the buildings can be used for many years, and the state can pay off the bonds over 20 to 30 years.

The school facilities issue is important to California's future and for that reason has received bipartisan support from legislators and Gov. Wilson. But it is ultimately up to the voters to decide whether the state will use bond money to build, repair and upgrade its educational facilities. A "yes" vote will start the process of constructing needed classrooms and renovating schools. A "no" vote will increase the backlog of applications.

The League of Women Voters of California urges a "yes" vote on March 26.

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Variety of options at Albany Adult School

ALBANY — Spring adult classes in Albany include five one meeting gourmet food preparation courses. Classes meet in Room 132 at Albany High. Pre-registration is recommended to assure adequate samples for all. For more information call 559-6580.

Hearty Dinner Salads will meet on Thursday evening, April 4, from 6:30 to 9:30 p.m. Learn short-cut ways to prepare Oriental chicken salad, pizza salad and other tasty salads. Lots of crunching and munching so come hungry. Tuition is \$17.

Irresistible Italian will meet on Thursday evening, April 11, from 6:30 to 9:30 p.m. Fill your home with spicy Italian aromas. Learn how to prepare a delicious, yet easy to fix, Italian meals using authentic salad, entree and other Italian recipes. Tuition is \$17.

Japanese Dinners will convene on Saturday, May 11, from 8:30 a.m. to 12:30 p.m. Learn how to prepare a complete Japanese dinner from soup to dessert. The course menu will be: Suimono (a clear broth soup with colorful, shapely foods), Nabeyaki Udon (a special noodle dish with chicken, vegetables and seafood), Chicken Yakitori (skewers of marinated chicken). Vegetable and Shrimp Tempura. Tuition is \$20.

Pasta, Pasta, Pasta will meet on

Saturday, April 6, from 10 a.m. to 2 p.m. Pasta soup, pasta salad, pasta side dishes and a pasta main course will be featured in this 4-hour workshop. The menu includes Meatball and Pasta soup, Spinach Pasta salad, Fettuccine Alfredo, Seafood Provencel with Pasta and Cannelloni. Tuition is \$20.

Sushi will convene on Saturday, April 27, from 10 a.m. to 2 p.m. Sushi is good for cocktail parties, luncheons, dinners and every other occasion where food is served. Learn how to present a wonderful variety of Sushi at this fun filled and fast paced 4-hour workshop. Tuition is \$20. Register early. The class fills up fast.

Something for everyone

Education has traditionally been viewed as applicable to the first quarter of the life span. Everyone now knows that in the 1990's there needs to be a constant renewal of knowledge - "life-long learning." The Albany Adult School is presenting nine courses this spring for older adults. No tuition is charged for any course.

How to Develop Wills and Trusts will meet on five consecutive Tuesdays, 7 to 9:10 p.m. starting April 2. The class will meet in Room 106 at Albany High School. The following courses convene at the Albany Senior Center, 845 Ma-

sonic Avenue, starting the week of April 1: **Caregiver Training** - Strokes, Wednesdays from noon to 1:30 p.m.; **Cultural Studies/Humanities** on Tuesdays, 9:50 a.m. to noon; **Watercolor Painting** on Thursdays from 9 a.m. to noon; **Current Events** on Wednesdays from 1 to 3:10 p.m.; **World Literature** on Mondays, 1 to 3:10 p.m. or Tuesdays 9:50 a.m. to noon; and **Writing Memoirs (Beginners)** on Tuesdays, 12:15 to 2:55 p.m. or (Intermediates) on Thursdays from noon to 2:40 p.m. Enrollment is open to all interested adults, as space permits, regardless of residence.]

Free English classes for new Americans

Morning, afternoon and evening **English as a Second Language (ESL)** classes will begin the week of April 1. Morning classes meet from 9 to 11:40 a.m. on Mondays, Wednesdays and Fridays. Afternoon classes meet from 12:45 to 3 p.m. Evening classes meet from 6 to 9:10 p.m. on Tuesdays and Thursdays. There is no fee of any kind and books are provided.

ESL classes are open to residents of Albany plus those who live in other communities. The ESL program at Albany Adult School is designed to help meet the needs of long-time residents or recent immigrants who do not speak English or

who want to improve their English. Beginning, Advanced Beginning, Intermediate and Advanced level classes help adults improve their skills of listening, speaking, reading and writing English.

Business courses also offered

A good education is the key to a rewarding career because competition for jobs is greater than ever. Albany Adult School has scheduled a variety of evening and Saturday business courses for the 10-week spring quarter which starts April 1.

How to Plan and Achieve a Successful Sales Career will meet two Saturday mornings, April 6 and 13, from 10 a.m. to 12:30 p.m. Tuition is \$15.

A variety of computer classes will convene most evenings from 6:30 to 9 p.m. or Saturdays 8:30 a.m. to noon. **Computer courses** scheduled this spring include: Introduction to PC's, Introduction to Mac's, Introduction to Windows, Keyboarding, DOS 6.0, Excel, Microsoft Word, Word Perfect and Superpaint. Tuition for computer courses ranges from \$25 to \$38.

For registration procedures, class location, meeting times or other information on any of the above course offerings call 559-6580.

Spring classes at Albany Pool

ALBANY — The Albany Pool, located at 1311 Portland Ave., Albany will accept mail registration for swimming classes for the spring session postmarked March 11 or later. Walk in registration begins March 20.

Classes are held for adults in beginning swimming Monday, Wednesday, and Friday 10 to 11 a.m. and Monday and Wednesday 7:30 to 8:30 p.m. and Saturday 9:30 to 10 a.m. Intermediate classes meet Monday, Wednesday, and Friday 10 to 11 a.m., Monday and Wednesday 6:30 to 7:30 p.m. and Saturday 9:30 to 10:30 a.m. Advanced classes meet Monday, Wednesday, and Friday 9 to 10 a.m. and Monday and Wednesday 6:30 to 7:30 p.m.

Calisthenics in the water meets Monday, Wednesday, and Friday 8 to 9 a.m. and Tuesday, Thursday, and Saturday 8:30 to 9:30 a.m. and Monday and Wednesday 6:30 to 7:30 p.m. Deep water exercise meets Tuesday and Thursday 9:30 to 10:30 a.m. Monday and Wednesday 7:30 to 8:30 p.m. and Tuesday and Thursday 6:30 to 7:30 p.m.

and Saturday 9:30 to 10:30 a.m. Arthritis exercise is offered Monday and Thursday 9:30 to 10:30 a.m. Water walking will be offered Monday, Wednesday, Friday 11 a.m. to 12 p.m.

Albany Pool also offers infant and tot swimming programs. Classes are for children 4-months to 4-years and meet on Monday, Wednesday, and Friday 10 a.m. to 12 p.m. Saturday classes are 10:30 to 11 a.m. (4-months to 2 years) and 11 to 11:30 a.m. to 4-years.)

Children's classes meet Monday and Wednesday 3 to 4 p.m. and 4 to 4:30 p.m. and Tuesday and Thursday 3:30 to 4 p.m. and 4 to 4:30 p.m. and 6:30 to 7 p.m. and 7 to 7:30 p.m. and 8 to 8 p.m. Saturday classes are 11:30 a.m. to 12 p.m. and 12:30 p.m. and 12:30 to 1 p.m.

Albany Pool also offers a schedule of lap and recreational swimming as well as Monday and children's swim team synchronized swimming aquatic therapy. Please come to the pool or call 559-6640 for their information

AUTO SALES AND SERVICES

Out of Gas...



by Karen Senzig

And out of tread... A couple of weeks ago, during the monsoon, I walked out to my car to discover a flat front tire. Now, I'm not really sure where my jack is, and if it weren't for the big bulge in the trunk, I probably would have had a hard time locating the spare tire. These are the times I really appreciate my California AAA membership. So I took the tire to the local gas station to be repaired, but they couldn't find anything wrong with it, any

punctures or stem leaks anyway. They did tell me there weren't many miles left on those tires.

Our 1988 VW Jetta GLI has been pretty good on tires. With over 105,000 miles on her, this will only be the second set of replacement tires we've had to buy. Since I talk to automotive folks all the time, I figured I'd really do my homework this time and learn how to properly shop for tires.

The first thing I learned is that

tires are expensive! At least the kind that get 50,000 miles of life. So, I had to ask myself, am I going to keep this car for another 50,000 miles of life? The last set of tires were top of the line, but to my surprise were larger than the original, which brought up another question: Can one put another size tire on a car than the original manufacturers' specs and expect the car to drive any differently?

I explained my dilemma to Wild

Willie and he informed me that a bigger tire will tell my speedometer that I am going faster than I actually am. That's probably a good thing, considering my habit of racing from one place to another trying to be on time for appointments. But people put on oversize tires all the time. Just look at the monster trucks. Now they have oversize tires.

Wild Willie then pulled out a bottle of Fix A Flat by SNAP. He

suggested that everyone can as part of their maintenance. It is a 16-ounce aerosol that comes with an attached nozzle that makes inflating a breeze. 'Seals and inflates most tires in less than a minute. No tools required.' Sounds like a fine idea to me, but I'll have to better check with some tire

in general, tire dealers

continued on next page

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Viewpoint

Reflections on a visit home

Edith Wood Harvath

You can always tell when you go to get away — when it's time to go to the travel agency to get your tickets to some far-off exotic spot. OK, so it's a home to your mother's — at least you are getting out of the house and Mom always says you like a queen.

It's restorative, too, to walk the streets of the old neighborhood, to visit old friends, to see people you have known for years.

It makes you more aware of your heritage, of where you come from, of what you have done.

As I look out over the Bay, enjoying the cool, crisp weather, the clear blue skies, the hilly terrain, I think what a contrast it is from the flat, hot, dry inland where I have lived for the past 30 years. Orange County has become my second home, but the Bay Area will always be my first.

Still, I know it was good for me to get away, as all young people should, to discover themselves, their strengths and

weaknesses, what they need to survive. How else can you develop values — come to know what's important in life?

It's like the old fairy tales say — you must go out and seek your fortune, but watch out for the pitfalls along the way.

And pitfalls there are, in each generation.

Today

homelessness. Yes, things have gotten worse over the last 30 years.

Still, in suburban Albany, El Cerrito, and even Buena Park, where I live, things seem to go on quite a bit the same. There are the 3-bedroom, 2-bathroom houses, the neat yards, the schools and

churches,

'As I visit with my mother in the house she has lived in for the last 54 years, I think how time has altered things'

it's drugs, alcohol, promiscuous sex, AIDS. It's also lack of discipline, a sense of responsibility, failure to apply oneself and prepare for the future.

In my day it was — well, I guess it was about the same, except for the AIDS. And there's more violence now, too, with gangs and random shootings, and more unemployment and

provided for the community in the form of concerts, live theatre, and museums.

So the middle-class values of property ownership, of educating one's children, of participating in the arts are perpetuated, the cycle goes on. Most kids grow up and become like their parents, though they too, as their parents did before them, must set out to seek their own fortunes and become their

the culture

own people.

As I visit with my mother in the house she has lived in for the last 54 years, I think how time has altered things.

She is old now, though still beautiful in her strength and serenity. Dad is gone, having passed away last year, and my own kids, who I used to bring up with me, are out in the world leading their own lives.

It's just Mom and me — the same as it was years ago, and yet not the same. There's respect for our separateness, our individuality, and yet there's the closeness, the concern — for health and well-being, for financial security, for the ups and downs we are experiencing in the relationships in our lives. We are two adults now, but we are also mother and daughter and share the same tie that has bound mother and daughter together since time began.

That's why I like to come home, need to come home — because it's where my roots are, my tradition is, my mother is. It's where — in a crazy, mixed-up, confusing, difficult world everything seems to come together and make sense, and most of all, it's where one finds the courage and strength to go on.

League of Women Voters

"In a democracy the highest office is the office of the citizen."

— Benjamin Franklin

Benjamin Franklin's wisdom aside, the youngest voters in our democracy haven't yet shown much interest in going to the polls to exercise the power of their office, allowing their older counterparts to shape national and local policies. Take a look at California's last statewide vote, in November 1994.

In that election, one of the most significant in the last 50 years, about 5 million Californians age 30 and under were eligible to vote. But just 25 percent of the people in that group, 1.25 million, cast ballots. The net effect: The older group cast three times as many votes, 3.8 million.

Recently, when asked whether officials responded to the interests of younger people, a group of Albany High School history students agreed they did not. Could it be because politicians base their agendas on voter turnout?

In an assault on the apathy and ignorance that prevent many young people from voting, the League of Women Voters of the United States is coordinating the Student/Parent Mock Election in schools throughout the nation for the general election in November. Only three California chapters, including the Berkeley/Albany/Emeryville chapter, are coordinating a mock primary election as well. Students participating in the mock primary will experience the entire election process, from registering to vote to cast their secret ballot. League members hope that stu-

dent who participate in the mock election will eventually become informed, active voters.

All of the students from MacGregor High School and volunteer students from Albany High will be preparing to go to the polls on Thursday, March 21. They will be joined by hundreds of students from neighboring high schools in Berkeley and Emeryville.

In registering for the mock election, students must choose among the eight political parties qualified to appear on the state ballot. Students receive election materials, including the League's "Ballot Measure Pros and Cons" and the "Easy Reading Voter Guide." Some of the League's classroom suggestions include analyzing campaign literature and political advertisements, discussing candidates' environmental positions, and reading articles about the election in foreign newspapers.

The ballots used in the mock primary will be identical to those used in the real election. The votes will be counted at the League office with student representatives from each high school as observers.

Readers who have questions or who wish to support or assist in the local mock election may call the League office at 843-8824.

The mock election is designed to build power through participation in the democratic process, as an alternative to the power young people find in violence and gangs. League members believe that democracy depends upon the participation of responsible, well-informed citizens.

AUTO SALES AND SERVICES

Out of Gas, cont'd. from previous page

and repairing tires do not like this product. Steve Benson, owner of Benson Tire and Auto Repair on Oak Blvd. in Oakland told me, "It takes repairing the tire difficult, if impossible. It makes the inside of the tire so slick, that a patch will not hold and if you follow the instructions and 'Whenever possible, remove object from tire which caused the flat', they may be able to repair the tire at all." The people I talked to at Rouse Tire Service, Inc., on Harrison in

Oakland vehemently disliked Fix A Flat. "Although the product claims that it will not harm tires or rims, many people do not repair the original problem, believing the tire to be fixed, and eventually it corrodes and destroys the rims."

However, everyone agreed that for my tires — since I'm going to replace them not repair them — Fix A Flat would probably be a good idea and might even stop that slow leak nobody can find.

Goodyear Introduces Lifetime Tire

The first-ever auto tire to carry a manufacturer's lifetime treadwear warranty was introduced today by the Goodyear Tire & Rubber Company.

Applly named the Infinitred, the ultra-long wearing tire was introduced to more than 2,000 participants at the company's annual dealer conference in Las Vegas. Goodyear is the nation's largest tire company, and sells tires through more than 5,000 independent tire dealers and company-owned outlets.

Goodyear does not assign a specific mileage expectation to the new tire, but says its extensive testing documents tread wear greater than competitive 80,000 mile tires.

The company said it expects the Infinitred tire to have more impact on the U.S. family car tire market than any new tire introduced since 1991, when Goodyear rolled out the now-famous Aquatred technology for wet traction. Heavy network television and national print advertising for Infinitred start the week of March 10.

Infinitred's lifetime treadlife limited warranty, for as long as the customer owns the car, offer free tire replacement if the tread wears down to the treadwear indicators within the first three years. After that, the company will replace the worn tire at 50 percent discount.

Most competitive 80,000 mile treadwear warranties replace worn tires free up to 20,000 miles, Goodyear said, and prorate the cost thereafter. They also expire after six years, no matter how many miles of wear on the tires.

The Infinitred limited warranty also provides a free tire for defects in workmanship or materials for the life of the tire.

Sam Gibara, newly elected CEO of Goodyear, said the Infinitred and its innovative limited warranty underscore the marketing direction provided by Goodyear in

recent years by former CEO Stanley C. Gault.

"The Infinitred tire demonstrates our continued determination to give American consumers the tires and benefits they want, when and where they want to buy them," Gibara said.

The Infinitred, manufactured at Goodyear's plant in Gadsden, Ala., will cost about \$100 on average and is available in 11 sizes for 13, 14, and 15-inch wheel diameters. The tire features Goodyear's deepest all-season auto-tire tread design. Infinitred's tread compound also contains a highly structured carbon black for "excellent" wet and snow traction, the company said.

Other Infinitred limited warranty features include free mounting and balancing. Warranties covering tire damage caused by road hazards are dealer options.

If you have a question, story or tip to share, send it care of Karen Senzig, Hills Newspapers, 5707 Redwood Rd., Oakland, CA 94619 or FAX it to (510) 339-3053

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To advertise in the next Auto Section, please call Karen Senzig at (510) 339-4036.

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factory-trained master technicians at Continental Volvo provide. In our newly expanded showrooms and warehouses, you'll find a tremendous selection of Volvos from which to choose. Whether you're looking for a new or previously owned Volvo, parts or service, come to Continental Volvo — where the people make the difference.

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Letters

Continued from page 2
not be done by volunteers.

The School Board expressed that the work I was concerned about (securing nonstructural hazards) had been completed over a year ago. In fact the work has not been completed. Although some work has been done at the schools, its "completion" did not include securing of window glass and securing of light fixtures. Glass, a nonstructural hazard, can cause major injuries. To this date window glass has not been secured at our schools for safety in a seismic event.

A recent report ordered by the Albany School District, by Lingnell Consulting Services, of Jan. 8, page 11, reads: "Conclusions: The Albany Unified School District glass and glazing systems were found to be of the type that utilized annealed glass as a single glazing material in the majority of buildings observed. The framing systems provide little or no tolerance for building movement during a major earthquake. It is not likely that glass products found in the buildings that were inspected would survive a major earthquake."

This report confirms the statements and the frustration of Mr. Carlo Ferretti, a longtime member of the PTA Disaster Preparedness Committee, expressed in his letter to the Albany School Board, published in *The Journal* on Feb. 1, where he asked the board to stop denying seismic realities.

This community wants the best effort in seismic preparedness for all of its schools. They have shown so by overwhelmingly approving a bond measure three years ago to provide necessary funds.

The Board of Education

needs to give its best effort not only to take care of nonstructural hazards, but to retrofit all of Albany's school sites without further delay.

Jacques Berchten
Albany

P.S. The report by Lingnell Consulting Services is available at the Albany Library reference in the PTA file.

Not his turf

Editor:

Why did Sheriff Plummer show up at the Berkeley Council and lambast Albany's card room ... especially when this "good ol' boy" admits taking campaign contributions from other card rooms?

Heck, it's the new card rooms that are so terrible.

Russell Solomon
Albany

Historic evidence

Editor:

Phyllis Lyon makes mention of "Historically the home of a native tribelet, Albany Hill ...," this reminds me of the holes in some of the rocks that Indians pounded their corn. I believe they are still there. A few years ago I checked them out. I first saw them in the early '30s when living in the area as a child.

Phyllis Lyon
El Cerrito

Enough is enough

Editor:

I feel the "mud fight" is really making its appearance at this time. The cardroom fight reminds me of a nasty divorce and there are some bitter people out there!

Let's face facts. Albany is a small community with council members who genuinely care

about the community, not about the "big bucks" they get paid. The City of Albany needs revenue and the race track is here to stay.

A cardroom is a substantial way for Albany to generate revenue. The people voted on cardroom gaming. Were they misled? I do not think that is the case. I was not. It is my personal opinion that Citizens for Responsible Government is using CEQA and EIR issues because they did not like losing at the polls.

Enough is enough! People should voice their concerns without slandering our neighbors. Let's leave negative politics to presidential elections and not bring it home.

Kari Thompson
Albany

Questionable allegiance

Editor:

Albany's City Attorney, Robert Zweben, has blossomed into a political activist, a compromising position for any municipal attorney.

At a Berkeley neighborhood meeting, Mr. Zweben, while identifying himself as the City Attorney, promoted Albany's casino. He also distributed unidentified literature denying any connection between card clubs and crime. (We must assume he doesn't read the daily newspapers which regularly report on gambling-related crime.)

At another West Berkeley meeting, he told Gilman Street residents they shouldn't complain about traffic in their neighborhood due to Albany's megacasinio, citing the traffic Walgreen's has created. At this meeting, the attorney also announced that Ladbroke will eventually build a hotel next to

the casino on Berkeley's portion of the waterfront (Ladbroke's vision of the Eastshore State Park is clearly taking shape); thus, Berkeley residents should be pleased.

At a Sierra Club meeting in Oakland, the City Attorney defended Albany's circumvention of CEQA laws. He admitted that, due to Ladbroke's development agreement, a meaningful Environmental Impact Report (EIR) could not be done; that even though "Ladbroke and the City of Albany have finally agreed to prepare an EIR, alternate site studies could not be completed."

For the sake of disclosure, Albany's attorney should tell the truth about who is paying for his many "non-legal" extracurricular activities where he identifies himself as our City Attorney. Are the taxpayers paying for his time? If so, we believe he is wasting our money promoting a private corporation outside our city limits. (However, it's obvious this huge card club will have regional impacts.)

Is Ladbroke reimbursing his invoices? If so, he is speaking as a lobbyist for Ladbroke and his professional judgment should surely be questioned. Or is he publicly providing his opinions pro bono? Then he should clarify to the public who he really represents so that his political role is not misconstrued as a professional one. In any case, it's clear that you get what you pay for.

Jerri Holan
Albany

More questions

The Journal received a copy of the following letter to Albany City Attorney Robert Zweben:

At a recent meeting of the

improvements. That makes me suspect there would be no public liability."

Stern did say, however, that he has not reviewed all the information connected with the situation.

El Cerrito's entire annual street resurfacing program is allocated about \$280,000 a year.

At the same time, said Randall, "We're going to try and work with the neighbors to find a solution."

FEMA has been contacted about the situation but has ruled that, because it is related to an existing condition and not to a federally-declared disaster, Wildcat Drive is not eligible for FEMA funds. Staff is now investigating all possible sources of funding at the county, state and federal level.

manager Gerry Raycraft, Randall and Struve met with property owners March 6 to discuss copies of the report. According to Raycraft, several owners believe the city has responsibility for repair of the slide.

According to Randall, however, one neighbor said the problem shouldn't have come as a surprise, since "looking across Wildcat Canyon, you can see hills sliding in the regional park where there aren't any improvements."

The city's position is that, since a historic slide area is involved and the slide is not the result of improvements, the city is not responsible.

According to city attorney Howard Stern, "From what staff understands, there would have been landslides regardless of any public

to reach their highest potential.

This year 73 volunteers will be out in the community sharing the YMCA story and giving you an opportunity to support young people and their families. Your contribution to the YMCA is important in helping to make programs available to everyone. Your opportunity to make a difference is greater than ever.

In 1996 the Albany YMCA is seeking to raise \$35,000 to provide financial assistance for hundreds of chil-

dren to participate in YMCA programs such as: Youth and Government, YMCA Kids' Club, Summer Adventures, Youth and Teen sports, Family Night programs, Parent and Family education, Babygym and Kindergarten programs, and Parent/Child activity camp.

For more information on how you can make a difference in a child's life or information on YMCA programs, please call Catherine Jamison at 525-1130.

Wildcat

Continued from front page

The movement has severely damaged the existing curb, gutter and asphalt paving.

Several El Cerrito neighborhoods face slide problems, but maintenance and engineering supervisor Mori Struve said last fall the problem is one of the most severe in the public right of way.

"If it should move more or become active through some change of condition, it could almost cause that roadway to be impassable," he said at that time.

The cost to stabilize the slide is estimated to be \$740,000. According to the consultant, the slide results neither from surface movement of Wildcat Drive or from drainage issues triggered by improvements, but rather from deeper

ground movement.

According to administrative services manager Jim Randall, the area that is sliding is about 25 feet down below the surface.

If it never rained again, there wouldn't be a problem.

Rain aggravates the situation but not by hitting directly on the surface of the slide point. General drainage from the area filters down to the water table located where the non-compacted soil meets the rocks, causing it to rise.

Properties affected by the slide include 12 vacant lots and seven improved properties along Wildcat Drive. Two of the improved properties and one vacant lot also border Rifle Range Road.

Maintenance supervisor Bruce King, community development

YMCA

Continued from page 5

The Woolworths are continuing to make a lasting impression in the lives of children and families in our community. To ensure that all children have an opportunity to participate in YMCA programs, Bill and Billie established a \$60,000 endowment. The gift was made in honor of Ruth Ganong, Kay Rabin, Lee and Marge Keck, and Dario Meniketti. Today more than ever children

and families in our community need individuals like the Woolworths. Today's young people are looking for a place where they can be accepted for who they are, feel good about themselves, make friends, and develop as an individual and leader. The Albany YMCA provides these opportunities in a positive and supportive environment. From toddlers to teens, the YMCA offers programs to encourage kids

Public Notices

Continued from page 36

street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Date: March 05, 1996. EXECUTIVE TRUSTEE SERVICES, INC. 15455 SAN FERNANDO MISSION BLVD. SUITE #200 MISSION HILLS, CA 91345. 818-361-4488. ROSALE SOLANO, TRUSTEE SALE OFFICER. C241642 3-14, 3-21, 3-28 1996.

The Journal March 14, 21, 28, 1996

NOTICE OF TRUSTEE'S SALE

T.S. No. 9238
On Thursday, April 4, 1996 at 9:00 a.m., of said day outside the main entrance, in the City of Ontario, located at #2 Irwin Way, in the City of Ontario, in the County of Contra Costa, State of California, California Trust Deeds Inc., as duly appointed trustee, will sell at public auction to the highest bidder, in lawful money of the United States, all payable at the time of sale, the following described real property situated in the City of Richmond, County of Contra Costa, State of California and described as follows: Common Address: 1613 Hayes Street, Richmond, CA. A.P.N.: 527-041-014. Said sale will be made without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the obligations secured by and pursuant to the Power of Sale conferred in a certain Deed of Trust executed by CLAUDE C. DAVIS, a married man as his sole and separate property as Insurers, dated February 26, 1993 and recorded March 15, 1993 as Document No. 93-55981 Book: 16325 Page: 653 in the office of the Contra Costa County Recorder. The amount owing on the subject obligation is: Principal \$84,750.15; Interest \$5,722.00, Late Charges \$386.75; Advances \$0.00, Attorney's Fees \$0.00; Costs \$1,772.96.
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED February 26, 1993. UNLESS YOU TAKE ACTION TO PROTECT YOUR

PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Dated: March 7, 1996. CALIFORNIA TRUST DEEDS, INC. 125 12th Street, Suite 300 Oakland, CA 94607-4912 (510) 444-3200 (g) Herb Leibowitz Vice President C241747 The Journal March 14, 21, 28, 1996

FICTITIOUS BUSINESS NAME STATEMENT

File No. 96-996
The Name of the Business:
The Waterfront Restaurant, 13 Pacific Avenue, Rodeo, CA 94572.
Is hereby registered by the following owners:
Boualem Kaci, 4936 Rialto Ave., Fairfield, CA 94505
Virginia D. Kaci, 4936 Rialto Ave., Fairfield, CA 94505
This business is conducted by Individuals: Husband and Wife.

The registrant commenced to transact business under the fictitious name listed above on February 14, 1996.

Statement was filed with County Clerk of Contra Costa County on February 14, 1996
The Journal March 14, 21, 28, April 4, 1996

FICTITIOUS BUSINESS NAME STATEMENT

File No. 96-1399
The Name of the Business:
Kia-ora Good Health & Well, 968 Almaron Court, Lafayette, CA 94549
Is hereby registered by the following owner:
Jane Todd, 968 Almaron Court, Lafayette, CA 94549
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious name listed above on March 1, 1996.

Statement was filed with County Clerk of Contra Costa County on March 1, 1996
The Journal March 14, 21, 28, April 4, 1996

FICTITIOUS BUSINESS NAME STATEMENT

File No. 96-1087
The Name of the Business:

Hoffmann Import Export, 485 Clifford Ct., Bay Point, CA 94565

Is hereby registered by the following owners:
Robert S. Hoffmann, 485 Clifford Ct., Bay Point, CA 94565
Ana G. Hoffmann, 485 Clifford Ct., Bay Point, CA 94565
This business is conducted by Individuals: Husband and Wife.

The registrant commenced to transact business under the fictitious name listed above on February 20, 1996.

Statement was filed with County Clerk of Contra Costa County on February 20, 1996

The Journal March 14, 21, 28, April 4, 1996

FICTITIOUS BUSINESS NAME STATEMENT

File No. 96-1125
The Name of the Business:

Mobile Concepts, 68 Scotts Valley, Hercules, CA 94547
Is hereby registered by the following owners:
Jackson Leung, 68 Scotts Valley, Hercules, CA 94547
Anthony Shek, 463 Raymond Ave., San Francisco, CA 94134.

This business is conducted by Co-Partners. The registrant commenced to transact business under the fictitious name listed above on February 21, 1996.

Statement was filed with County Clerk of Contra Costa County on February 21, 1996
The Journal March 14, 21, 28, April 4, 1996

FICTITIOUS BUSINESS NAME STATEMENT

File No. 96-1125
The Name of the Business:
Kia-ora Good Health & Well, 968 Almaron Court, Lafayette, CA 94549
Is hereby registered by the following owner:
Jane Todd, 968 Almaron Court, Lafayette, CA 94549
This business is conducted by an individual.

The registrant commenced to transact business under the fictitious name listed above on March 1, 1996.

Statement was filed with County Clerk of Contra Costa County on March 1, 1996
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FICTITIOUS BUSINESS NAME STATEMENT

File No. 96-1087
The Name of the Business:

Page Street Neighbors in West Berkeley you spoke and presented an extensive case in favor of Ladbroke's proposal for a cardroom at Golden Gate Fields on the waterfront.

Your presentation was similar to ones you have made at a number of other out-of-town meetings, e.g., the City of Berkeley and the Sierra Club. At each one of the meetings you have argued adamantly in favor of Ladbroke's cardroom, and argued with equal vigor against the opponents of the cardroom.

At the Page Street meeting you even announced Ladbroke's desire to build a hotel on the Berkeley portion of Ladbroke's Golden Gate Fields operation, offering it as sort of mitigation for the cardroom traffic and crime problems about which the West Berkeley citizens had expressed great concern. That announcement took everybody by surprise, including the chair of Berkeley's Waterfront Commission, Brad Smith.

At all these meetings you clearly identify yourself as Albany's city attorney, yet you sound far more like a lobbyist

for Ladbroke than as the attorney for the city.

After the Page Street meeting, as you were asked you if you had presentation at the "pro-bono" basis. You "no." I then expressed concern to you as a taxpayer about the cost to the city, to which you replied was not costing Albany anything. Then, just as you added, "Now don't misconstrue that."

For the sake of not misconstruing what you when you attend these and represent yourself speaking as Albany's attorney, please advise is paying you?

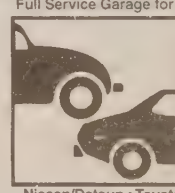
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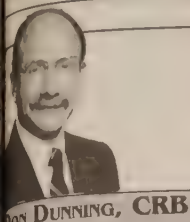
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WHAT YOU DON'T KNOW CAN HURT YOU



Don Dunning, CRB

Selling by yourself

Part one of a three part series.

Selling a home is an intricate business. Even most attorneys who are not real estate experts opt to hire real estate professionals. Some people, however, feel they can beat the odds and sell without the help of a Realtor.

Those in the real estate business have resources and knowledge gained through experience. Notwithstanding this, if you have decided to sell your home yourself and become a FSBO (For Sale By Owner), there are some questions you should consider to make sure you are on the right track.

How do you determine your selling price? Perhaps you have gone to open houses and checked out the

competition. How do you tell if the competition is overpriced or priced correctly? A property is overpriced if it is listed more than three percent above market value. I believe most properties today are overpriced. If this was not true, almost all listings would sell within their first few weeks on the market.

Perhaps you interviewed a number of agents, had them provide Comparative Market Analyses, and got their opinion on price before you decided to hire yourself. Will you take the highest price given? The lowest? Average them out? Take the median or the mode? Estimates of value from agents may give you some perspective, but, in the end, pricing is an art based on experience. Is your experience enough?

If your home has been on the

market more than two weeks without a sale, the price needs to be reduced. Are you willing to do that now? If not, how serious are you about selling? Overpriced properties stay on the market longer and invariably sell for less than those priced near market value.

Marketing the property

How do you gain the broadest exposure to the marketplace? Most FSBOs put a sign on the front lawn, print up flyers and run open house ads in the newspaper. The flyers are generally distributed to nearby real estate offices. The assumption is that local agents will be interested in selling the house. There is usually an offer to pay one-half the commission. The parlance for this is "cooperating."

Agents, however, are often leery of getting involved in FSBO transactions because they end up doing twice the work with twice the liability for one-half the real estate fee. Consequently, FSBOs are not overwhelmed with buyer showings from agents unless it is a hot seller's market.

A thought to ponder: if you agree to pay half the commission, who is representing you? The buyer's agent is representing the buyer and you are representing yourself. How comfortable and competent do you feel about that?

If you choose to work directly only with buyers and not with agents, you have eliminated 90 to 95 percent of the pool of available buyers. This will radically lengthen the time it takes for your home to

sell. By the way, if you do happen to find a buyer without an agent, the buyer will know you are saving on commission and will more than likely lower his offer accordingly.

Some other marketing questions to cogitate:

Advertising

Where should you advertise for the best results? How often should you run ads? How should they be written? How large should the ads be? How much are you willing to spend each week? What do you say when people call? Do you know the important, qualifying questions to ask callers?

Open houses and showings

How do you deal with open houses and showings? Are you willing and available to be home whenever someone wants to see the property? If you limit days and times of showings, you also decrease the number of showings. Do you know how to differentiate genuine prospective buyers from those who may be coming into your home to rip you off? How do you strike the balance between allowing buyers to view your home unhindered and protecting yourself and your belongings?

Watch what you say

How do you answer those leading questions some buyers ask that can trap you later? You want to be open to answering reasonable questions or else it will appear you have something to hide. On the other

hand, you also need to be careful about what you say. An example of an apparently innocent buyer's question that could later cause you heartache is "Where's the property line?"

Facing drawbacks

How honest and detached can you be about your home's drawbacks? Every home has them. Can you objectively differentiate between those that relate to value and those that do not?

Staging

What steps can you take to show your property in its most positive light, to "stage" it for selling? How much time, effort and expense are you willing to invest in order to have the home show at its best? How much is appropriate and how much would be an investment you might never recover? Do you have a team of trustworthy people to hire for sprucing up before selling? If the home is vacant, do you know who to call for renting furniture and accessories at a reasonable price?

Fixers

How is a property that needs

extensive work (a fixer) marketed? Which defects would most buyers be willing to accept? Which need to be repaired or taken off the price? Which corrections will lenders and insurance companies insist upon?

If the marketing phase goes well and you have a buyer for your home, you will now be confronted with a new series of hurdles. In Part Two, I will discuss handling buying and selling at the same time and negotiating the contract. Part Three will cover managing and closing the escrow.

Call me for copies of any or all of my previous, related articles: *Protecting Sellers; How Important Is Permit?; Not Just Termites, Parts One and Two Check Drainage; Understanding The Market; Why Expireds Expire; Read Contract Carefully; What Is A Bedroom?; Home Insurance Crisis; Sharing Information and Earthquake Country.*

Don Dunning is a 16 year real estate veteran and a Broker Associate with Wells & Bennett Realtors in Oakland. He can be reached at 531-7000, ext. 239.

Interest rates nudged down

In its latest Primary Mortgage Market Survey released Thurs., March 7, 1996 the Federal Home Loan Mortgage Association (Freddie Mac) announced that the nationwide average for 30-year fixed rate mortgages was 7.38 percent, down from 7.41 percent the previous week. The rate one year ago was 8.62 percent.

Lenders were asking an average of 5.40 percent for the initial rate of a Treasury-indexed adjustable rate mortgages (ARMs), up slightly from last week's average of 5.38. The average starting rate for Treasury-indexed ARMs was 6.50 percent this time in 1995.

Rates on the 15-year fixed, a See **RATES** on page 20



MONTCLAIR MODIFIED A-FRAME
Bathed in sunlight and centrally located above Village. Cathedral beam ceiling spans living room and master bedroom suite. Teak parquet floors. Terraced garden. Fruit trees include orange, tangerine, pomegranate, plum, persimmon. Indoor entry from 2-car garage. 2 bedrooms, 2 baths.
\$230,000
Move-in condition. Current owner has maintained this property with care and pride.

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All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents, or legal custodians, pregnant women and people securing custody of children under 18.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

Dramatic View Home

\$469,000
Well-built Kensington contemporary. Clean. Light. Excellent views.
THORNWALL Properties
848-1950

ALBANY CONDO - Easy living in this immaculate, quiet, 2 bedroom, 2 bath home near El Cerrito Plaza shopping, restaurants & BART. Small, well-maintained complex. Enclosed garages. Call for details. **\$139,000.**

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"I had the best team combination: Arlene Leonoff, Red Oak Agent and Russell Doi, Loan Consultant of The Mortgage Network. They made purchasing my first home the most effortless task I've ever done. On January 3, 1996 Arlene and I began to look at homes. I told her what I wanted, and after previewing the 4th home, I knew this was it! I found and purchased my home in less than 30 days!"

HOMES OPEN SUNDAY

941 Stannage Ave (2-4).....Albany.....	2bd/1+ba.....	\$239,000
945 Taylor (2-4).....Berkeley.....	2bd/1ba.....	\$175,000
1665 Visalia (2-4).....Albany.....	3bd/2ba.....	\$359,000
449 Boynton (2-4:30).....Berkeley.....	3bd/2.5ba.....	\$375,000
2029 Channing (2-4).....Berkeley.....	2bd/1ba.....	\$163,000
377 Purdue (2-4).....Kensington.....	2bd/1ba.....	\$229,900
81 Bayo Vista (2-4).....Oakland.....	1bd/1ba.....	\$86,000
77 Bay Forest Ct (2-5).....Oakland.....	3bd/3+ba.....	\$479,000
7677 Skyline Blvd (2-4).....Oakland.....	3bd/2+ba.....	\$349,000
632 Humboldt (2-4).....Richmond View.....	2+bd/1ba.....	\$157,000
5516 Van Fleet (2-4).....Richmond Annex.....	2bd/1+ba.....	\$175,000

BY APPOINTMENT

ALBANY		
2bd/2ba architect designed. M/B suite, beaut new kit.		\$285,000
Duplex. 2 units, 1bd/1ba each.		\$219,900
Great Albany Hill country style 2bd/1ba home!		\$183,500
BERKELEY		
Classic 6bd/3.5ba contemporary with pool/bay views.		\$770,000
Simply spectacular complete renovation, decks, views.		\$698,000
Over 4000 sq. ft., 5bd/5ba, courtyard, flexible floor plan!		\$675,000
Wonderful 5bd/4ba No. Berkeley. New cook's kitchen.		\$650,000
Mediterranean magic! 4bd/3ba, courtyard & more!		\$495,000
3 separate buildings, terrific location.		\$458,000
Queen Victorian 5+bd/2.25ba gem. Walk to Cal.		\$359,000
3bd/2ba Thousand Oaks craftsman.		\$279,000
Beautiful 2+bd/1.5ba, great nghtbrhd, bsmt, wrkshp.		\$245,000
Stunning live/work! Tasteful finishes! 1bd/2ba.		\$229,000
Stunning 1bd/2ba live/work units.		\$219,000
Buyers get free trip to Hawaii. Great price.		\$179,000



Todd Jersey



Arlene Leonoff

Agent of the Week - Arlene Leonoff

Arlene and her husband, George, an architect/contractor, have lived in Berkeley 40 years, and she has been in real estate for 20 years. A UC graduate in communication and public policy, Arlene loves to help buyers fulfill their dreams and she addresses every aspect of transactions to make sure the experience is mutually satisfying for all parties.

After raising two daughters, Arlene enjoys knitting, reading, cooking and discovering great restaurants. Call Arlene for real estate solutions at (510) 527-3387 ext. 111.

Turn of the century 2bd/1ba Victorian condo.	\$179,000
New condos. Stylish 2bd/1ba w/privacy, deck.	\$159K-\$189K
Spacious 2bd/1ba TIC 5 duplex. Natural wood.	\$155,000
Unique 2bd/1ba live/work space - newer roof.	\$149,900
Nice size 2bd/1ba with separate workshop.	\$139,000
Price slashed! New 1bd condo.	\$127,500
CASTRO VALLEY	
Spacious 4+bd/3+ba, on 1/2 acre - pool.	\$499,950
Custom 4bd/3ba, 3,000sq ft on 1 level, low maint yard.	\$449,950
EL CERRITO	
4 units, townhouse style, bedrooms up, decks & garage.	\$725,000
Bau-haus 1800 sq ft, deck w/patio view, 5bd/4ba, pool.	\$650,000
New listing! 6 identical units with terrific views.	\$499,000
Tremendous income producing property!	\$425,000
4 units, townhouse style, decks, garage, bedroom up.	\$362,500
Sunny 4bd/2+ba near Solano Ave & Fairmount shops.	\$299,000
Comfy hillside 3bd + in-law/patio, decks, yard.	\$275,000
Hilltop starter! Pano view, 2bd/1ba, quiet neighborhood.	\$219,000
Great 2+bd starter with large yard. Super location.	\$169,000
Well maint. home near BART, 2-story floor plan.	\$129,900
EL SOBRANTE	
Nice 2bd/1ba townhome, 2 decks, woody outlook.	\$ 75,000
EMERYVILLE	
Classic craftsman in excellent condition with 2 units.	\$225,000
KENSINGTON	
Spacious 5bd/2+ba, decks, views, quiet cul-de-sac.	\$449,000
Wonderful view - 2+bd/2ba, great yard, near Youngs Mkt.	\$233,000
OAKLAND	
Temescal. Ten 2bd/1ba units plus 3bd/2ba home!	\$699,000
Montclair. Just listed! Level 2+bd/1.5ba, private.	\$229,000

Just listed! 3bd/2ba, in-law, near BART.	\$169,000
Maximum charm, sun & space! Ideal 3bd/2ba starter.	\$140,000
Absolutely adorable 2bd/1ba sunwashed bungalow.	\$139,000
RICHMOND	
Turn of the century investment property.	\$485,000
Rich. View. New 3bd/2.5ba custom home.	\$385,000
RESIDENTIAL INCOME! 5bd/3ba.	\$195,000
Rich. View. 2+bd/2.5ba twnhm, move-in cond, cyn vus!	\$189,500
Rich. Annex. Sharp charming 2bd/1ba bungalow!	\$149,900
Just listed! Stunning 2bd/2.5ba Cape Cod townhome.	\$147,500
Rich. View. 2bd/1.5ba twnhm in move-in condition.	\$139,950
Sharp 2bd/1ba starter, low maint, 1-car detached garage.	\$ 95,000
SAN PABLO	
Rustic hilltop 3bd/2ba with Mt. tam views.	\$134,000
LOTS, LAND AND COMMERCIAL	
Build your castle on 126 acres! Misty Oaks Ranch!	\$825,000
Tremendous income producing property!	\$425,000
New, stylish 1 & 2bd city home near UC & shops.	\$349,000
New listing - lot on Fairmount Ave.	\$300,000

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Rates...

Continued from page 19

popular option in the refinance market, averaged 6.87 percent, unchanged from last week. This loan averaged 8.24 percent this time last year.

"Bond rates stabilized this week, actually improving a little, so interest rates took a small downturn," said Freddie Mac's Chief Economist Robert Van Order. "With no particular news about the economy, interest rates should remain stable in the near future."

This year Freddie Mac celebrates the 25th consecutive year of the Primary Mortgage Market Survey, having tracked mortgage interest rates since 1971.

Chartered by Congress in 1970, Freddie Mac helps insure a continuous flow of funds to mortgage lenders.

On Feb. 29, 1996, the Federal Home Loan Bank Board pegged the 11th District Cost of Funds Index (COFI) for March payments at 5.033 percent, down from the 5.059 percent that was in effect for Feb. payments.

The COFI is the index widely used by the savings and loan industry for its adjustable rate mortgages. The COFI is set at 3 p.m. the last business day of each month tire following month.

For browsers

The California Living Network (<http://usa.living.net>) is available to Internet browsers.

The service boast over 120,000 realty listings. Information is available by calling (800) 587-9630.

Circulation:
339-4040

REAL ESTATE FORUM

SHERRI WILLSON OAKLEY

Can you afford to buy a new home but are hesitating because of the loss you would sustain if you sold your present one? Then this article is directed to you.

Perhaps you have not been actively hunting, just casually shopping the Sunday open houses. Perhaps you have found the perfect place and are sorely tempted. If the following information does not get you off the fence by giving you the concrete financial rationale you need to move, nothing will.

From Depreciation to Appreciation

The argument to sell and buy up now is based on the premise that 1996 will be the year that local real estate values stabilize and begin to appreciate. After six years of steady decline, there are finally some very encouraging signs.

• **Great Rates** - We are currently experiencing some of the best interest rates in recent memory, with fixed, 30-year mortgages hovering in addition to the Fed's ease on the availability of money, deregulation and competition within the lending industry have also produced an unprecedented abundance of loan programs offering flexible financing options, including those requiring very little money down, which are designed to qualify buyers using nontraditional methods.

• **Election Year** - Being an election year, it behooves the current administration to maintain these rates throughout the rest of the year. Some experts

predict that interest rates may even drop a little as we get closer to the election. What happens after November 5th is anybody's guess.

Buy now ... or pay later

• **Economic Growth** - Over the next few years, the Bay Area will be affected by base closures and the continued downsizing and/or movement of companies out of California. In spite of this, job opportunities are expected to increase as we benefit from our strategic position on the Pacific Rim and the accelerating importance of the technologies and peripheral businesses stemming from the Silicon Valley.

Citing these reasons, the November issue of *Fortune Magazine* named the Bay Area as the number

resents a 10 percent decline in value. Despite this loss in equity, you can now afford to buy a \$450,000 house (up 50 percent from \$300,000). How much money will you ultimately save by trading up today rather than waiting until your present home regains its value?

By the time your \$300,000 home has recouped the 10 percent (\$30,000) it has lost since you bought it, the value of the \$450,000 property will have also appreciated by 10 percent (\$45,000). You therefore stand to save yourself \$15,000

The argument to buy and sell is based on the premise that 1996 will be the year that values begin to stabilize...there are some encouraging signs.

one choice for job opportunity and quality of life come the year 2000 and beyond.

Evidence of Appreciation

Already there have been reports of bidding wars in Santa Clara County and parts of southern Alameda County which have caused property values to go up in those trends will spread northward. Even in our local East Bay real estate market, we have seen unusually strong activity during a period which is traditionally a little slow (mid-November to March 1).

If you accept that the market is turning around, the following statistics should convince you that now is the time to sell your present house and buy your "dream home."

The Cost-Loss Formula

For the purposes of example, let's assume your property is worth \$300,000, but you bought it a couple of years ago for \$330,000. This rep-

resents a 10 percent decline in value. Despite this loss in equity, you can now afford to buy a \$450,000 house (up 50 percent from \$300,000). How much money will you ultimately save by trading up today rather than waiting until your present home regains its value?

Table I has been completed using this formula, based on the present value of a \$300,000 property. As you can see, when you move across the horizontal axis to the 50 percent column, and down the vertical axis to \$15,000. All possible scenarios produce a savings, and most of them are quite substantial.

Probably your situation is different than our example. How can this table be made to work for you? If the ratio of each number to the established value (\$300,000) is converted to a percentage, we wind up with a different table which can apply to any property of whatever value. Please refer to the second chart.

Table II allows the user to "plug in" any numbers which reflect his specific circumstances, from the most simple to the more compli-

cated. **Simple**

Your present home is valued at \$500,000, but you paid \$600,000 for it. No major improvements have been made. You are now able to buy a \$700,000 home. What do you save by moving today?

Step 1: Increased cost of new home. \$700,000 - \$500,000 = \$200,000; \$200,000/\$500,000 = 40 percent.

Step 2: Loss sustained. \$600,000 - \$500,000 = \$100,000; \$100,000/\$500,000 = 20 percent.

Step 3: Find where the 40 percent cost column meets the 20 percent loss row (eight percent).

Step 4: Multiply value of present home by this percentage (\$500,000 x eight percent = \$40,000). This is the amount you would save if you were to move today.

More complicated

You bought your present home for \$200,000 and put \$70,000 of improvements into it. Today the probable sales price is \$240,000. You can now afford to buy a \$375,000 house. How much will you save by buying a new house today?

Step 1: Increased cost of new home. \$375,000 - \$240,000 = \$135,000; \$135,000/\$240,000 = 56 percent.

Step 2: Loss sustained. \$200,000 + \$70,000 = \$270,000; \$270,000 - \$240,000 = \$30,000.

Step 3: Without preparing a more detailed chart, it is easiest to estimate your savings by deciphering the minimum and maximum savings and averaging the two numbers

as follows:

a) Minimum: 50 percent = five percent; \$30,000 x five percent = \$1,500.

b) Maximum: 60 percent = nine percent; \$30,000 x nine percent = \$2,700.

c) Average (\$1,500 + \$2,700) / 2 = \$2,100.

The most difficult part of analyzing this cost-loss formula is establishing the current value of property, otherwise it is straightforward and easy. For an accurate assessment of savings, it is essential to have a real estate professional who can supply you with an appraisal and comparative analysis. Then you will value you need to factor formula.

It makes no difference if you bought your home. The things you need to consider are the probable sales price of your home, your cost basis (what you paid for it plus the cost of improvements) and how much you can afford to buy up.

Furthermore, closing costs because they are a part of a purchase transaction — are included. However, there is a correlation between the price and the amount of costs, which means that significant costs of sale (transfer taxes, insurance, etc.) are, as property values and closing costs will go up.

See OAKLEY on

Six Things Every Homeowner Should Know Before Refinancing

"If your interest rate is 7.5% or more, call for your free copy of..."

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REAL ESTATE

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Charming 2 bedroom home + separate art studio + 1 bedroom apartment in lovely garden setting. Well-located near park, shops & transportation. TERRY PEDERSEN 841-3286

MONTCLAIR \$279,000

"LOG CABIN" in woods Tahoe setting. Fabulous master suite, Spa, gazebo, decks. Recording studio/private office. Priced to sell now! RICHARD MORRISON 287-8764

BERKELEY \$395,000

Stunning 1912 Craftsman with commanding bay views. 3+ bedrooms, 2 baths, immaculate & spacious. New listing! BRUCE SIMON or KEN KATZ 527-2700

ROCKRIDGE \$239,000

Perfect Craftsman! Entry, living room & dining room with original built-ins. Updated kitchen opens to private yard & deck. ANN ARRIOLA PLANT 527-2700, 287-8761

CRAFTSMAN HOME PLUS INCOME \$299,000

Unique 3br/2ba El Cerrito home with beautiful detailing, in a magical garden setting. Attached one bedroom apartment with Golden Gate view. TODD HODSON 527-9111/273-9515

KENSINGTON FRENCH PROVINCIAL \$449,000

Enchanting with Golden Gate Bridge view from every floor. French doors open to deck and large garden. Rumpus room, basement and 2-car garage. Best neighborhood. TODD HODSON 527-9111/273-9515

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EL CERRITO

CLOSE TO BART & PLAZA.....\$153,000

2BR, 1BA, approx. 884 sq ft, attached garage, low maintenance yard. #W36146 Pat Prenderville 510-758-0314

EL CERRITO HILLS.....\$164,950

2BR, 1BA, super clean, new paint in and out. Gleaming hardwood floors, will replace roof! #W35209 Carolyn Dopp 510-223-6700

WHAT A FACE LIFT!!!!.....\$189,900

2BR, 1BA, NEW: roof, foundation, paint, dual pane windows, sod, sprinkler sys, bath. Hdwd flrs, 1-car gar. #217 Michele Manzone 510-222-2644

TUDOR STYLE, CUTE! CUTE! CUTE!.....\$195,000

3BR, 1.5BA, 1-car gar, hdwd floors, fixer, pest report avail. Central heat, almost 1300 sq. ft., large yard. #W36303 Gary Toretta 510-758-5634

GREAT NEIGHBORHOOD/CLOSE TO FAIRMOUNT AVE.....\$225,000

3BR, 1BA remodeled kitchen, hdwd floors/carpet, 2 car garage, great master suite! #W33974 Terrie Marzetta 510-799-0279

IMMACULATE CONTEMPORARY.....\$289,000

4BR, 3BA, formal dining, family room, 2 car attached garage, BAY VIEW! Security system, wet bar. #W36387 Carla Dellazoppa 510-222-4005

PANORAMIC BAY VIEW.....\$425,000

4BR, 4BA, almost 3000 sq ft, 2-car gar, huge rec room & den, move-in condition. #W36278 Janelle Chiu 510-222-8888

NEW CONSTRUCTION / CUSTOM HOME W/PANO BAY VU!.....\$429,500

5BR, 2.5BA, family room, tri-level, 2 car garage. Huge rooms throughout, in-law potential. #W35034 Dwayne Bartels 510-222-4061

NEWLY REMODELED CONTEMPORARY.....\$625,000

Approx. 4000 sq. ft., spectacular panoramic bay views!!! 4BR, 3.5BA, family room, tile roof, fabulous gourmet kitchen, earthquake retrofit, deck, security system. #W35522 Carolyn Dopp (510) 223-6700

QUALITY CUSTOM HOME / BAY VIEWS.....\$795,000

Almost 1/2 acre w/level back yard! 3BR, 3BA, formal dining, in-law set-up, 2 car gar, fam rm, over 3000 sq ft. #W36437 Janelle Chiu 510-222-8888

ALBANY

SUPER ALBANY LOCATION.....\$249,500

3BR, 1.5BA, hdwd flrs, new carpet, lino, paint, det. 2-car gar, huge bsmt, wine cellar, wkshp, fireplace. #W36150 Jason Sangmaster 510-262-5585

SPANISH MEDITERRANEAN / HEART OF ALBANY.....\$299,500

Drive by & see 919 Santa Fe / call to see inside. 3BR plus loft, 2BA, remodeled kitchen, 2-car garage. #W35984 Chris Christopher 510-254-1742

KENSINGTON

HOME AND COTTAGE/VIEWS!!.....\$325,000

2BR, 1BA home PLUS rental cottage. Hardwood floors, woody setting. #W35258 John Anderson 510-237-8842

PRESTIGIOUS LOCATION.....\$339,500

3BR, 1 full and 2 half baths. Over 2000 sq ft, bay view! 2 car attached gar, basement, new int, paint. #W36218 Michele Manzone 510-222-2644

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THOUSAND OAKS ELEGANCE

Gorgeous restored colonial, four bedrooms, three baths, kitchen-family room, library, master bedroom suite with fireplace, walking distance to Solano Avenue. \$740,000
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7000 DEVON WAY, Off Norfolk Rd....Open Sunday 2-4:30.....\$699,000

CLAREMONT RENAISSANCE! An extraordinary orchestration of color, space, texture and light. Level yard, views in all directions 5 bedrooms, 3 baths. Gini Erck ext. 133

MAGICAL NORTH BERKELEY HOME.....\$479,000

3BR/2+BA w/ separate artist's studio, library, wonderful garden, kitchen/family room, plus study off MBS. Bebe McRae ext. 145

1153 KEELER AVENUE.....OPEN SUNDAY 2-4:30.....\$529,000

NEW LISTING! Secluded 4++BR, 2.5BA architect designed contemporary. Panoramic views. Nancy Lee Noman ext. 124

30 HILL ROAD.....\$629,000

New listing! Spectacular bay view contemporary. 4BR, 4BA, & bath room. Excellent condition, versatile floor plan. Leslie Avant ext. 122

CLAREMONT TUDOR.....\$469,000

Wonderful 4+BR, 2.5BA home. Lovely family room. Yard, deck, hot tub. Mary Monti ext. 132

745 WOODHAVEN ROAD.....OPEN SUNDAY 2-4.....\$399,000

4 bedroom home with family room, pool and filtered Tilden Park vistas. Bebe McRae ext. 145

3148 CLAREMONT AVENUE.....OPEN SUNDAY 2-4.....\$339,000

Well maintained Claremont Traditional. 3BR/2BA. 1BR & 1BA on entry level. Close to everything! Kevin Donahue Ext. 141

THOUSAND OAKS MEDITERRANEAN.....\$339,000

Beautifully maintained home in one of North Berkeley's best neighborhoods.. Leslie Easterday ext. 134

NORTH BERKELEY VIEW HOME.....\$329,000

Light-filled 3BR/1+BA with 2 car garage
Close to parks & transportation. Bebe McRae ext. 145

151 FAIRLAWN DRIVE.....\$319,000

PRICE REDUCED! IMMACULATE, UPDATED & SECURED! 3/1 home in private & level-out garden setting. Jan Fougner ext. 140

2408 PARKER STREET.....\$299,000

Excellent opportunity. Redwood Grove. Nancy Hoover ext. 123

OAKLAND

28 WESTMINSTER DRIVE.....\$1,299,000

Prestigious Claremont Pines! Beautiful and romantic architecture. Exquisite coffered ceilings. In- & outdoor access throughout. Stylish gourmet kitchen & limestone baths. Bebe McRae ext. 145

5681 OAK GROVE AVENUE.....\$389,000

Large 4BR/2+BA remodeled Craftsman on large, level lot, wonderful master suite, lots of wood. Jan Fougner ext. 138

CROCKER HIGHLANDS TRADITIONAL.....\$349,000

Lovely, spacious 2+BR/1.5BA with updated kitchen and bath, and large, private garden. Trish McEneaney ext. 125

3606 GLEN PARK.....OPEN SUNDAY 2-4.....\$189,000

Charming 2/1 split-level Tudor. Nice space separation, plus areas. Anne Van Dyke Ext. 142

LOTS

0 PALOMARES COURT, LAFAYETTE.....\$299,000

Wonderful potential, could be subdivided. Includes pool. Well priced and ready. Bebe McRae Ext. 145

BUILD YOUR DREAM HOME.....\$149,000

On this prime North Berkeley view site. Gini Erck ext. 133

22 KERR AVENUE, KENSINGTON.....\$99,000

Gentle downslope above the Monastery. Level access. Bay views through pines. Soils report, survey available. Bebe McRae Ext. 145

CLAREMONT AVE. AT THE UPLAND

BERKELEY, CALIFORNIA

510-652-2133

Oakley...

continued from page 20

Other incentives

A few other points to ponder are as follows:

If you know the amount of money you stand to save, you can choose to use this information to get a more competitive edge on the price of your house should you decide to sell.

Interest rates, which are excellent now, may go up once the election in November is behind us. If so,

this may put the home you can afford today beyond your reach.

• Without a crystal ball, no one can predict how quickly our real estate values will appreciate.

Depending on where you stand on the vertical axis of Table II, it could be years before you are back to where you started.

Consider the situation presented in our original example. If appreciation were to keep pace with our current rate of inflation, the homeowner would be into his fourth year before his property regained its original value.

That's four, long years of depriving himself of his dream house, not to mention, he may not be able to even afford it four years down the line.

This does not have to happen to you because you now understand that waiting is likely to wind up costing you more money. So go out and enjoy your dream home today!

Sherri Willson Oakley is a Realtor with the Piedmont office of Mason McDuffie. She can be reached at 428-0900 should you have any questions regarding the tables and information provided in the article.

SMART MONEY



LEILA GOUGH

Many financial publications carry articles about investment opportunities beyond the United States. They talk about a whole other world of investing and what many American investors may be missing. While you must carefully choose the foreign markets in which you would like to invest, the number of options may surprise you.

Global investing can offer several advantages:

• Diversification to your portfolio. Owning stocks from other countries can lower your vulnerability to one market's fluctuations. Plus, according to research from Morgan Stanley Capital International, more than 60 percent of the world's investment opportunities lie outside the United States. This means investing globally can provide a number of additional ways to help you diversify internationally.

• More access to "blue chip" stocks. Many of the world's largest corporations have headquarters in other countries. According to the research, industries that can

Tips on global investing

claim several foreign-based leaders include banking, electronics, insurance and engineering.

• Potential higher returns. While past performance cannot guarantee future results, information in the *Wall Street Journal* notes that the world's top five stock markets have annual total returns yielding in the 13 percent to 16 percent range. Prior to stocks' great run in 1995, they also had reported that U.S. stocks had yielded only about 10.6 percent in the 1990s.

The most popular ways to invest internationally are by purchasing American Depository Receipts (ADRs) and in mutual funds that specialize in foreign companies. While you may buy foreign shares directly, the problems often outweigh the advantages.

ADRs are receipts issued by an American bank that holds foreign shares for investor purchase. The participating banks must follow standard U.S. accounting and reporting procedures. ADRs are priced and the dividends are paid in U.S. dollars.

International mutual funds, which specialize in foreign stocks, are perhaps the easiest and most economical way to invest internationally. Purchasing diversified foreign stocks through a professionally managed mutual fund may help minimize some of the special risks of foreign investing.

These include currency fluctuations, foreign taxation, political and economic unrest, limited information on a company's fundamentals and differences in accounting practices. You may also want to consider foreign closed-end funds, funds that invest in certain regions and variable annuities.

If you prefer the security of owning domestic companies but still want some foreign exposure, you have a couple of options. You may purchase stocks of U.S. companies with global operations, which in itself offers diversification.

You may want to look at global funds, which are different from the international funds discussed earlier. Global funds invest at least 25 percent of their assets in securities traded outside the United States but may own U.S. securities as well.

Global investing can be an exciting and potentially beneficial strategy. Work with an investment professional to determine if and how certain foreign investments will best match your financial objectives, so you can give yourself a world of opportunities.

Leila Gough is an Associate Vice-President with A. G. Edwards in Oakland. She can be reached at 273-8840.

	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
5%	1,500	3,000	4,500	6,000	7,500	9,000	10,500	12,000	13,500	15,000
10%	3,000	6,000	9,000	12,000	15,000	18,000	21,000	24,000	27,000	30,000
15%	4,500	9,000	13,500	18,000	22,500	27,000	31,500	36,000	40,500	45,000
20%	6,000	12,000	18,000	24,000	30,000	36,000	42,000	48,000	54,000	60,000
25%	7,500	15,000	22,500	30,000	37,500	45,000	52,500	60,000	67,500	75,000

Table I (Cash savings based on \$300,000 value of present home)

0 - Anticipated sales price of present home (\$300,000)

Horizontal Axis = Value of new home expressed as an additional percentage of value of present home

Vertical Axis = Cash loss expressed as a percentage of the cost basis of present home

	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
5%	5	1	1.5	2	2.5	3	3.5	4	4.5	5
10%	1	2	3	4	5	6	7	8	9	10
15%	1.5	3	4.5	6	7.5	9	10.5	12	13.5	15
20%	2	4	6	8	10	12	14	16	18	20
25%	2.5	5	7.5	10	12.5	15	17.5	20	22.5	25

Table II (Cash savings expressed as a percentage of the present value of a home)

0 - Anticipated sales price of present home

Horizontal Axis = Value of new home expressed as an additional percentage of value of present home

Vertical Axis = Cash loss expressed as a percentage of the cost basis of present home

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FIRST TIME OPEN

- 9062 BROADWAY TERR - Montclair - Just listed! Spectacular new construction with 180° bay view
Sunny gourmet kitchen with granite counters. Large formal rooms, separate office.
High ceilings. **GEORGE KARSANT**.....\$659,000
- 6100 RIDGEMONT DR - Contemp. Ridgemont Home - Sophisticated - approx. 2700 sq ft. Dramatic
floor plan, fab mst suite, fam rm, FDR, 3 frpls, 3+BD/2.5BA. **SHERY BENNINGER**.....\$389,000
- 5852 OCEAN VIEW DR - Popular Rockridge - Charming! Walk to BART & College Ave. 2BD + extra
office space. Updated kitchen & bath. New roof. **VICKY FAULK**.....\$279,000

OPEN SUNDAY 2:00 - 4:30 PM

- 159 EL CAMINO REAL.....BERKELEY HILLS.....4BD, 2+BA.....\$599,000.....**RUTH LOCKHART**
- 14 CLIPPER HILL.....HILLER HIGHLANDS.....4BD, 3BA.....\$585,000.....**OLLIE HAMMEREL**
- 6115 MARGARIDO.....UPPER ROCKRIDGE.....4BD, 2.5BA.....\$534,000.....**KEN MACDONALD**
- 5680 AMY DR.....UPPER ROCKRIDGE.....4BD, 3BA.....\$449,000.....**MICHAEL THOMPSON**
- 510 GRAVATT DR.....CLAREMONT.....3BD, 3BA.....\$419,000.....**DARCY DIAMANTINE**
- 6164 BULLARD.....MONTCLAIR.....4BD, 2BA.....\$379,000.....**JOAN ALFORD**
- 6924 COLTON BLVD.....MONTCLAIR.....4BD, 2BA.....\$319,000.....**DELL M. ORR**
- 744 MCKINLEY AVE.....HADDON HILL.....4BD, 2BA.....\$319,000.....**SHERY BENNINGER**
- 44 INVINCIBLE CT.....ALAMEDA.....2BD, 2BA.....\$289,000.....**FRITZ HOCHFELLNER**
- 6995 PASO ROBLES DR.....MONTCLAIR.....4BD, 2BA.....\$279,000.....**OLLIE HAMMEREL**
- 20 MASONIC PL.....UPPER ROCKRIDGE.....2BD, 2BA.....\$285,000.....**NANCY DICKEY**
- 3552 KALES.....ROCKRIDGE.....DUPLEX.....\$250,000.....**DON COELHO**
- 2581 EL CAMINITO.....MONTCLAIR.....3BD, 2BA.....\$249,000.....**ADRIANA GIACOMELLI**
- 268 MARLOW DR.....SHEFFIELD VILLAGE.....3BD, 2.5BA.....\$237,000.....**JOHN NIELSEN**

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LUXURIOUS NEW ENGLAND
SHINGLE STYLE.....\$1,200,000
High quality traditional home. 5 bedrooms, 5+
baths. Wonderful guest room. Desirable Claremont
Pines. **Dian Hymer/George Karsant**

PIEDMONT'S BEST LOCATION.....\$759,000
Almost all level corner lot. Contemp. ranch with
3BD/4.5BA, large living room, formal dining, lanai
& large kitchen. Level to patio. **Norm Robinow**

CROCKER HIGHLANDS.....\$759,000
Architect designed Mediterranean on 1/2 acre with
park-like yard. Remodeled kitchen/family room.
Gracious and charming. Former home of Charles L.
Tilden, Jr. **Dian Hymer**

SPACIOUS RANCH.....\$698,000
Newer const. Lovely appointments & upgrades. 3BD/
3BA. Bay view, pretty garden. Rumpus. **Kay Grubb**

SPACIOUS IN PIEDMONT.....\$567,000
Large 4BD/4BA in central Piedmont. Flexible floor
plan, big rec room, formal dining, au pair potential,
terraced yard. **Dian Hymer**

PIEDMONT ENTERTAINER'S DELIGHT.....\$539,000
Level in & views, hwd floors, fireplace, fabulous
kitchen. Large rumpus down. Decks & view. Really
special. 3 bedrooms, 3 baths. **Donna Ranslem**

LEVEL HILL HOME.....\$479,500
See this perfect 4BD/3BA beauty. Sellers' invite off-
ers. Hardwood floors, fabulous kitchen & family
room. Large lot. **Kay Grubb**

HILLCREST HIGHLANDS.....\$439,000
Sprawling level-in 5 bedroom home. 3+ baths, fam-
ily room and den open out to level patio with pool
and cabana. Great for entertaining. **Ruby Ng**

NEW HOME WITH
WOODED CANYON VIEWS.....\$385,000
Family room off kitchen opens to yard. 3 bedrooms,
2.5 baths. Many elegant touches. **Evelyn Walker**

QUIET & PRIVATE.....\$353,000
Yet close to Montclair Village. Large 4BD/3.5BA
custom contemporary. Tri-level floor plan. Indoor
spa and solarium. **Fritz Hochfellner**

PIEDMONT.....\$329,000
Updated Calif. bungalow with added 3rd bedroom
Fresh paint - new carpet. **Fritz Hochfellner**

ALAMEDA.....\$325,000
Victorian home in prime location. Flexible floor
plan. Large yard, full basement. Some seismic
upgrading done. **Kevin McMullen**

PARKRIDGE CHARMER.....\$299,000
Utterly charming. 3BA French doors, window seats,
handpainted tiles. 3BD/2BA, family rm with stone
fireplace, private garden, views! **Evelyn Walker**

BUILDER'S SPECIAL.....\$260,000
Reduced! Montclair cul-de-sac. charm! 3+BD/2BA
on 1st level, separate living down. Do repairs and
reap the rewards. **Kay Grubb**

SUNNY TOWNHOUSE.....\$244,900
Excellent, spacious living! With TLC this 2+ bed-
room, 2.5 bath could be a stunning formal home.
Good commute. Great buy! **Marilyn Bremser**

ELEGANT & SPACIOUS CONDO.....\$129,000
New listing. 3BD, 2BA, with many quality upgrades
and lovely decor. **Vicky Faulk**

OPEN SUNDAY 2:00 - 4:30 PM

- 953 HILLSIDE AVE.....ALBANY.....3BR/2.5BA.....\$245,000.....**MAHMOOD MOKTARI**
- 758 SPRUCE.....BERKELEY.....4BR/3BA.....\$525,000.....**GABY OLANDER**
- 2793 BENVENUE.....BERKELEY.....5+BR/4BA.....\$525,000.....**GILDA/CHERYL**
- 682 SANTA BARBARA.....BERKELEY.....3+BR/2.5BA.....\$499,000.....**CHRIS COHN**
- 725 SPRUCE.....BERKELEY.....4BR/2BA.....\$445,000.....**LYDIA MENSEN**
- 30 POPLAR.....BERKELEY.....3+BR/2BA.....\$335,000.....**TRICIA SWIFT**
- 1304 BAY VIEW PL.....BERKELEY.....2+BR/2BA.....\$300,000.....**JEANNE MCHUGH**
- 2389 HILGARD.....BERKELEY.....3BR/2+BA.....\$279,000.....**LINDA GERSON**
- 1635 SCENIC #5.....BERKELEY.....2BR/1BA.....\$225,000.....**LINDA GOLDMAN**
- 2006 ROSE.....BERKELEY.....2+BR/1BA.....\$199,000.....**HEIDI LONG**
- 1412 8TH ST.....BERKELEY.....2BR/1BA.....\$149,000.....**MELISSA LYCKBERG**
- 263 STANFORD.....KENSINGTON.....3BR/1.5BA.....\$279,000.....**JANE ISHIBASHI**
- 6650 ARMOUR.....MONTCLAIR.....3BR/2BA.....\$259,000.....**MAHMOOD MOKTARI**
- 541 MANDANA.....OAKLAND.....3BR/1.5BA.....\$159,000.....**DAVE MOSS**

BY APPOINTMENT • 486-1495

BERKELEY • KENSINGTON • ALBANY • EL CERRITO • RICHMOND

CLASSIC ELWOOD
BROWN SHINGLE.....\$525,000
JUST LISTED! Spacious and elegant with beautiful
architectural details. 5 bedrooms, 4 baths plus studio,
three levels, two fireplaces, refinished hard-
wood floors. This very large beauty is a must see!

EXQUISITE BERKELEY HILLS TUDOR.....\$525,000
Bay views! Level in to tiled foyer! Large living room,
formal dining with French doors to deck. 4 bed-
room, 3 baths, master suite has spa/bath, beautifully
updated throughout.

BEST BUY IN THE BERKELEY HILLS.....\$389,500
Remodeled kitchen with cherry cabinets and granite
counters! 3 bedrooms, 2.5 baths, bay views, master
suite, many upgrades throughout!

SERENE BERKELEY OASIS.....\$339,500
Top area across from Live Oak Park, private, quiet
set back from street! 3 bedroom, 3 bath with down-
stairs in-law with separate entrance. Formal dining,
flexible floor plan, walk to gourmet ghetto.

LOVELY IN NORTH BERKELEY.....\$335,000
JUST LISTED! Views, views, views! 3 bedrooms, 2
baths with hardwood floors, deck and garden.
Bonus family and plus rooms, and workshop too

BERKELEY HILLS IN THE OAKS.....\$300,000
REDUCED \$50,000! 2 bedrooms, 2 baths contempo-
rary style with lovely wooded views. Great Berkeley
hills location, with large living room, formal dining
and lovely garden

TRADITIONAL NORTH BERKELEY
TOWNHOUSE.....\$279,000
Spacious and sunny, beautifully decorated, 1/2 of
traditional style duplex converted to condo. 3 bed-
rooms, 2+ baths, formal dining, plus deck. This
remarkable property is a must see!

SUNNY BAY VIEW
KENSINGTON HOME.....\$279,000
JUST LISTED! 3 bedrooms, 1.5 baths with gleaming
hardwood floors and sprawling bay views. Good
floor plan, wonderful backyard, good Kensington
neighborhood and 2 car garage.

MAGICAL MONTCLAIR SETTING.....\$259,000
JUST LISTED! Lovely contemporary set into a hill-
side at end of street, private & quiet with canyon
views, yet convenient commute. 3 bedrooms, 2
baths, easy floor plan, updated throughout

VIEWS FROM ALBANY HILL.....\$245,000
Contemporary style Albany home with 3 bedrooms,
2+ baths, formal dining, hardwood floors and views
from all rooms. Private and quiet but also easy
commute!

CUTE OAKLAND/LAUREL
BUNGALOW.....\$210,000
Cute, spacious and full of light! 2 bedrooms, 1 bath,
formal dining, fireplace and hardwood floors. Nice
garden with small deck.

ADORABLE BERKELEY COTTAGE.....\$199,000
JUST LISTED! Sun-filled cottage in top gourmet
ghetto location. 2+ bedroom, 1 bath, hwd floors,
skylights, fireplace, lush private yard.

NORTH OAKLAND TRIPLEX.....\$174,500
Huge 3 bedroom, 2 bath owner's unit! 2BR and 1BR
units plus studio. Good income, great value!

EXCEPTIONAL OAKLAND BUNGALOW.....\$152,000
Large sunny rooms open onto spacious deck and
yard. 2 bedrooms, 1 bath with formal dining and
breakfast room. Quiet street, nice neighborhood. A
real value & charmer

VICTORIAN CHARM.....\$149,000
Sunny 2 bedroom in North Berkeley. Remodeled
kitchen, high ceilings, very sunny and lovely gar-
den. Near shops, restaurants and easy commute!

ELEGANT BERKELEY
GARDEN CONDO.....\$129,000
JUST LISTED! What a treasure! French doors open
to private patio and garden. New top-of-the-line
kitchen, sparkling hardwood floors, 1 bedroom,
1 bath with extra sleeping loft plus garage with
interior access

CRAFTSMAN FIXER PRICED TO SELL.....\$125,000
Classic Berkeley bungalow with large, sunny rooms.
2 bedroom, 1 bath with fireplace, yard could
become a lovely garden. Check it out!

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Events

The Events Calendar does not accept for-profit listings. Announcements for these events can be made in our classified section by calling 339-8777. Listings are made on a space available basis.

The non-profit Building Education Center (BEC), 812 Page St., Berkeley announces its 1996 schedule of classes. On Sat., March 16, BEC presents: **A Roofing Primer and Photovoltaics: Remote Solar Power Systems.** The two-day course **Plumbing: Hands On** will run Sat. March 16 and Sun. March 17. For information on BEC courses call 525-7610.

A free **First-Time Home Buyer Seminar**, sponsored by Red Oak Realty and Mortgage Network, is held every first and third Wed. of the month at 7 p.m., 1891 Solano Ave., Berkeley. Find out about first-time home buyer programs, get tips from a licensed Red Oak agent on how to make an offer, negotiate the best deal, get prequalified and receive a listing of homes for sale in your price range. The next seminar will be held March 21. Reservations required. Call Russell Doi at 526-6554.

Catherine Teegarden of RAF Mortgage presents a free seminar **How to Make Money Using the FHA 203K Rehab Loan**, Mon. March 18, 7 p.m. at 1722 Solano Ave., Berkeley. Buyers of fixer-upper properties use this loan to fund renovations. Investors, first-time buyers and owner occupants, churches and non-profits and Realtors are welcome to attend. Reservations are required. Call Teegarden at 528-0767 ext. 17.

Wausau Mortgage Corp. announces Charles Patton's free 203k mortgage workshop **Rehabilitate for Profit or Equity with a Proven Product**, Tues., March 19, 7 to 9 p.m., 21060 Redwood Road, Suite 110, Castro Valley. The workshop, which will show you how to use the 203(k) loan product to purchase, renovate and resell property in a short time, is held on an ongoing basis. Call 1-800-801-1320 ext. 240 for other times and locations.

The Hillside Gardeners of Montclair present **The Perennial Garden...Tips and Tricks of the Trade** featuring local horticultural consultant and designer Michael Barclay 11:30 Tues., March 26 at the new Joaquin Miller Community Center, 3300 Joaquin Miller Road, Oakland. Bring your lunch, coffee and tea will be provided.

Le Tip International, a organization of independent business people devoted to exchanging business leads and helping other members, meets Wednesdays at 7:15 a.m. Guests welcome. Call Lisa Schliff at 236-3002.

The Bay Area chapter of the **National Association of the Remodeling Industry**, holds its regular meeting on the 2nd Wed. of every month at 6 p.m. at Showplace Square, 2 Henry Adams Street in San Francisco. Call (415) 255-6463 for more information.

The **Friends of the Latin American Library** hold regular meetings at the Latin American Library, 1900 Fruitvale Ave., Oakland. Join in to support the library as it enters its 30th year of service. For more information call the library at 535-5620.

If you're interested in joining the **Phantom of the Opera** fan club or want to receive their newsletter, call Alison Trammell at 682-4793.

For inclusion in Events, send information to Dennis Evanovsky, Real Estate Editor, Hills Newspapers, 5707 Redwood Rd., Oakland, 94619. Phone: 339-4047 Fax: 339-4066. Information must be received one week prior to publication.

To reach the real estate editor call 339-4060.

Your home as a tax break

Until the flat tax becomes law and takes away the home mortgage deduction (and probably destroys real estate), we are still able to get some great tax benefits from home ownership.

Let's look at the tax deductions that are allowed in owning non-income real estate.

Most people simply own the house in which they reside (called your principal residence for tax purposes).

You may also own a second home that is not used as an income property (generally a vacation home). Under the present tax rules you can deduct mortgage interest on up to two non-income properties.

Under the tax rules that went into effect in 1987 there are two types of mortgage interest expenses, "acquisition indebtedness" and "home-equity indebtedness."

Acquisition indebtedness has to do with loans used to purchase, construct, or improve these two non-income properties.

You can deduct mortgage interest on up to \$1 million of loans on these properties, unless the property was purchased before Oct. 14, 1987.

If the property was purchased before this date, your acquisition indebtedness amount is determined by what was owed on the property as of Oct. 14, 1987.

Home-equity indebtedness has to do with refinancing these properties and pulling cash out.

You can deduct the interest on an additional loan amount of \$100,000 even if the money is not used to improve the property.

But, any refinancing money that is used within 90 days to improve the property can be considered acquisition indebtedness and subject to the higher million-dollar limit, and not the \$100,000 amount.

For example, you purchased your principal residence for \$300,000 (getting a mortgage of \$250,000). If you then refinance this property for \$400,000 you would have to use at least \$50,000 of the new loan amount to be able to deduct all of the mortgage interest. Your acquisition indebtedness would be \$250,000, the home-equity indebtedness is \$100,000, and in order to deduct the additional \$50,000 it would have to be used to improve the property.

If this property was purchased before Oct. 14, 1987, then the amount of what was owed on the loan (or loans) on that date would determine your acquisition indebtedness.

There are other tax deductions for non-income properties as well. When you purchase a property and either you or the seller pay a loan origination fee or points, these amounts are fully deductible on your Schedule A tax form. If you refinance a principal residence or second home, the points have to be deducted over the life of the loan. With a 30-year mortgage you would take one-thirtieth

per year.

If you refinance again, whatever is left of the points can be fully deducted on that year's tax return.

For example, four years ago you refinanced and paid \$3,000 in points. You've deducted \$300 so far on your past year's tax returns. If you refinance again in this year, make sure you deduct the remaining \$2,700 on your tax return.

Also, remember that all property tax amounts on all properties are tax-deductible in the year that they were paid. There is no two-property limit on property tax deductions. And, if you've prepaid any property tax amounts they are all totally deductible on this year's tax returns.

Even if the check was dated

THE TAX PRO



DENNIS KAMENSKY

Dec. 31 and not cashed by the county until the following year, it is still tax-deductible by you on this year's return.

In the next article on "Tax Advantages of Real Estate," I'll examine the benefits of owning rental property.

Dennis Kamensky is a tax accountant in Oakland, who specializes in real estate. He welcomes your questions and can be reached at 530-6001, or 339-9680 in the evenings.

Homebuyers' fair in Oakland

The Fannie Mae Foundation's free Home-Buying Fair will be held at the Oakland Coliseum Sat., March 23, from 10 a.m. to 5 p.m.

The fair is designed especially for first-time home buyers who dream of owning their own home, but think it is beyond their reach.

National and local housing experts will lead discussions in which the attendees can ask questions about the home-buying process.

Topics include: the role of the Realtor, qualifying for a mortgage and credit issues.

Panel discussions will also be held in Spanish.

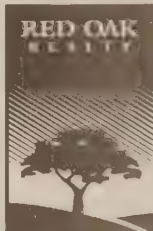
Fannie Mae research shows that lack of information and a fear of the home-buying process are the top barriers to home ownership.

That lack of information translates into a dependence in one's ability to home.

The Fannie Mae Foundation supports national and profit organizations provide decent and housing in communities out the United States.

The foundation also programs that promote education, training, including service outreach efforts, summer education and living fairs.

Fannie Mae is a nationally chartered, shareholder company, and it is the largest source of home funds and markets its own mortgage-backed securities and handles a variety of estate loans.



NEW LISTING 8-units El Cerrito

Quality buy or trade up: Hard to find 8-unit complex perfectly located near Del Norte BART. 4-U are large townhouse style with bedrooms upstairs and an extra 1/2 bath. All units with private balconies and separate garages. Owner will carry for the qualified buyer. \$725,000.

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BERKELEY HILLS - Stunning Grizzly Peak home with magnificent views from every room and multiple decks. Three-story custom built home with double garage & over 3,000 sq. ft. Price reduced to \$529,900. Call 232-0281.

EL CERRITO HILLS - Superbly remodeled 4 bedroom, 2 bath with level entry from front door and garage. Spacious living room with fireplace, dining and decks with unobstructed S.F. bay view. PLUS one bedroom and bath rental unit and more. Call today 232-0281.

"HAVENSIDE" - Exclusive El Cerrito 3 bedroom, 1.25 bath charmer just two blocks to Fairmount shops and a terrific bay view. First time offered at \$295,000. Call 232-0281.

EL CERRITO FOOTHILLS - Excellent 3 bedroom, 1.5 bath split level home near Fat Apples - offers remodeled kitchen, formal dining room, separate laundry and spacious yard. Priced at \$249,000. Call 232-0281.



232-0281

11155 San Pablo
El Cerrito



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Berkeley
\$331,000

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2-4

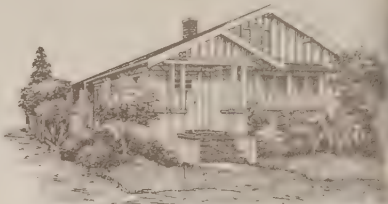
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JACKIE CARTER

Wells & Bennett Realtors is pleased to announce the association of veteran Realtor Jackie Carter, specializing in residential home sales.

Jackie and her family have recently returned to Oakland where Jackie began her real estate career 15 years ago. After living in the south bay area for 14 years, they are thrilled to reacquire themselves with our community.

Jackie brings to Wells & Bennett realtors her experience and tremendous customer service.

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2	1	Walk to downtown. Across from city park	
3	2	Single Level Sandpiper Cove	
4	4	Central Alameda Queen Anne Victorian Charm	
3	2	Immaculate East End home. Unique spacious design	A
2	1	Starter. Not a fixer. Hardwood floors. New kitchen	A
2	1	Home office with extra storage galore. Don't wait	
3	1.5	Easy living. Pool, courtyard. Walk to shopping	
3	2	Large home. East End Bay near the Lagoon!	A
4	2.5	Clipper Cove at Harbor Bay. Near the Lagoon!	
4	3.5	Custom home. 3,500 sq. ft. of elegance	
2	1	Alameda starter. Needs a little TLC	
2	1	Easy commute. Cute as a button. Remodeled	
3	2/2	View from the top is breathtaking!	
2	1	Extravagant kitchen. Skylights. Full basement	
2	1/1	Home plus income. Walk to Grand Lake	
3	3	SF view, 4 bridges. Great house. Large lot	
2	1	Diamond/Laurel District Starter	
3	2	Family home in excellent cond. Super yard	
2	1	Classic Duplex. Many upgrades. Gracious garden	
3	2	Spanish/Med - Affordable - near Mills College	
3	1	Great setting. Trees. Landscaping. Remodeled	
4	2.5	Mr. and Mrs. Clean own this one. Ridgmont	
4	3	Spectacular. Ridgmont Home. Like New	
4	3	A bit of Heaven... in Heavenly Pleasant	
3	1	San Leandro Starter. Easy commute. Immediate Occ	San
3	1	Cornet lot. Room for RV or boat. Vacant	
3	1	English Tudor. Walk to Bay Fair. Remodeled	

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Call 1-800-588-8859 and use Code 242

Some thoughts on becoming a general contractor

a professional organization.

Continuing education, probably expressly required.

Specialization, to some greater or lesser extent.

Working with their minds, not their hands.

Wearing a tie!

Does any of that ring true for you?

Now what comes to mind when you think of a general contractor?

What formal education they have is usually amusingly irrelevant.

Except for state-mandated licensing, the value of which is questionable, there is no certification, by peers or others.

Continuing education for contractors? Why? And where?

Most general contractors do pretty much anything, don't they?

Their hands are more important than their minds.

"Ties? Ties? We don't need no

stinking ties!"

For many people, both in and out of the building community, this stereotype rings true.

Why? In the past, craft skills were all that one needed and expected from a general contractor. Times were simpler and expectations regarding professionalism were lower.

What is the reality for general contractors today? How has their world changed?

The general contractor licensing program administered by the state does not provide the education you should be expecting your builder to have. Unfortunately, there still is not a specified program or industry-mandated standard of education which a builder is required to achieve.

This is good in that it allows people (like myself!) to get started in the trades simply because of their

love of craft. All you need are your tools and your hands.

The downside of this lack of industry-driven educational standards is that most knowledge is obtained by experience. Some call it "The School of Hard Knocks."

The "college" is sometimes your house! The tuition at this school is very expensive. And it is hard to tell beforehand how much it is going to be!

Contemporary times require a general contractor to be a better businessperson than one had to be in the past. If one makes a mistake (which is what class curriculums at "The School of Hard Knocks" are called), one can be sued and/or put out of business.

Operating a construction business in California, where there are more lawyers than in all of Japan, can be very exciting, even if you are an earnest, decent, hard-working person who is simply trying to do the best you can.

How can a general contractor get the knowledge needed before the fact? What would you want your general contractor to have learned

before working for you?

These are important questions to keep in mind when you are deciding to hire a general contractor. The answers can affect the "cost" of the project to you in ways that go beyond the dollars you spend out of pocket.

Ask your general contractor if he participates in any local industry groups. If he does, chances are that he is getting insights and knowledge which will help him do a better job for you. The Splitter Group and local chapters of the National Association of the Remodeling Industry (NARI) are examples of such groups.

NARI and the Remodeler's Council of the National Association of Home Builders both offer educational programs for general contractors. NARI's program provides a general contractor with the opportunity to achieve the status of Certified Remodeler.

What does this mean to you, the consumer? To be able to take the Certified Remodeler test (an all-day event), a general contractor has to prepare a very comprehensive

record of all that he has done to date to further his remodeling knowledge. Studying for the test involves becoming familiar with a small library of books focusing on craft and business knowledge.

Both the work record and the test results are reviewed by an appointed national panel to determine if the applicant is worthy of the CR designation. When working with a CR you get the benefit of experience supplemented with knowledge that others might not yet have.

Both industry groups mentioned above also have national conventions. Why would it matter to you whether or not your general contractor attended a national convention on remodeling?

Where else can he get the experience and knowledge you want and expect your builder to have? Do you want him to simply learn all he can from his own experience? Or would you prefer to be dealing with someone who thought enough about you, the client, to learn how to be better at what he does?

Remember, there are no pro-

See WINANS on page 24

The GRUBB Co.

REALTORS
Experience is essential.

PIEDMONT

Open Sunday 2-4:30 p.m.

- 191 ESTATES DRIVE \$998,500
Beautiful residence w/exquisite detailing & level landscaped grounds. Formal living/dining & library retreat. CONNIE ROGERS
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Classic colonial w/gracious formal living/dining, gourmet kitchen & breakfast area. 5/3.5 w/office or au pair. MINDY SCOTT
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Gorgeous traditional on a great central street. 4 bds, library & level garden. Elegant. JOSEPHINE O'SHAUGHNESSY
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- 407 PALA AVENUE REDUCED \$725,000
Golden Gate and bay views, family room and sun room 4 bdrms/2.5 baths and level garden. Sunny and spacious. KATHERINE COOPER
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Elegant 3-story traditional 5+ sunny spacious bedrooms. Formal living/dining and comfortable library. LINDA MCCLAIN
- 214 RICARDO AVENUE NEW EXCLUSIVE \$339,000
Sunny 3 bedroom/1 bath with stunning new kitchen. New fireplace. Close to park. Retrofitting. DEBRA J DRYDEN

OAKLAND

Open Sunday 2-4:30 p.m.

- 11925 SKYLINE BLVD. \$729,000
Gorgeous Hillcrest estate with dramatic architectural design 5 bedrooms/3.5 baths. Bay view. JUDY RANKANKAN
- 5651 CHELTON DRIVE REDUCED \$525,000
Rustic elegant country home w/unbelievable kitchen & master bath. Beautiful wood throughout. 3 fprcs. BONNIE HIRSCH
- 8307 BROOKSIDE AVENUE REDUCED \$499,000
Stunning Mediterranean with gorgeous detailing throughout, remodeled kitchen and landscaped garden. 4 bedrooms and 3 baths. ANIAN TUNNEY
- 2646 CAMINO LENADA NEW EXCLUSIVE \$389,000
Ideal location with formal dining, hardwood floors and French doors to garden and patio. 3/2.5. ELIZABETH DICKSON
- 5700 GLENBROOK NEW EXCLUSIVE \$389,000
Prestigious Claremont Pines Traditional. Mostly level living 3/2.5 including master ste. Garden. KURT BUCHHOLZ
- 4833 PROCTOR AVENUE \$369,000
Stylish new 3 bedroom/2.5 bath with granite counters. Hardwood floors and top finishes. JOHN KARNAY
- 51 CHELTON LANE NEW EXCLUSIVE \$295,000
Charming Montclair Traditional w/level garden entry & expansive decking w/sunny vistas. Attractive 3/2. STACY EWING
- 300 CAPRICORN \$295,000
Light, bright Montclair home with 3+2 and sep. studio/office. Huge deck and forest views. Very private. JOHN KARNAY
- 6201 AUBURN AVENUE NEW PRICE \$289,000
Rockridge Traditional w/ original woodwork. Light, bright, updated kitchen and bath. Garden 2 large bdrms & bonus room. KATHLEEN CALLAHAN
- 6621 GUNN DRIVE \$249,000
Spacious Montclair home in quiet peaceful area. Sunny kit. & cozy family room. 3 comfortable bdrms. SANDRA VOGL

BERKELEY

Open Sunday 2-4:30 p.m.

- 15 HILLCREST COURT \$749,500
Claremont traditional with a classic floorplan inclusive of a handsome library, a formal dining room and four sunny bedrooms. Original wood detailing. KAREN STARR
- 927 CRESTON ROAD \$395,000
Charming brown shingle with private garden. 3 bdrms/3 baths including 2 suites. Living room with beamed ceilings & fireplace. Hardwood floors. Tranquil. BETTINA BALESTRIERI

PIEDMONT

By Appointment

- CENTRAL PIEDMONT ESTATE \$2,450,000
Exquisite residence w/elegant dining, gourmet kitchen & large formal living room. Gorgeous entertaining. ANIAN TUNNEY
- PIEDMONT SPECTACULAR NEW EXCLUSIVE \$2,350,000
Exquisite condition. Family room with fireplace, fabulous kitchen, library and gorgeous gardens. JEANETTE ROACH
- JOHN HUDSON THOMAS DESIGN \$1,850,000
Private setting. Romantic living & sumptuous formal dining creates a warm, intimate atmosphere. MARION SCHWARTZ
- HAMPTON ROAD \$922,500
Beautiful Colonial with fabulous detailing and spacious level living 4/3.5 baths, family room and rumpus. ANIAN TUNNEY
- WILDWOOD GARDENS NEW EXCLUSIVE \$839,000
Desirable Colonial w/gracious formal rooms, wonderful updated kitchen, 4+3.5. Spacious, private level out garden. S. VOGL
- GRACIOUS MEDITERRANEAN \$539,000
4 bdrms/2.5 bath traditional in pristine condition with private & level garden. Playroom & plus room. ANGELA WEI GRUBB
- PIEDMONT TRADITIONAL REDUCED \$469,000
Pristine Craftsman with new kitchen, formal dining and big rumpus room. Walk to school. 4/2. JOHN KARNAY
- WOODSY RETREAT \$275,000
Very private, Piedmont home with 3 bdrms/2.5 baths & family room. Great location & price! Fixer-upper. HELEN BUTY

OAKLAND

By Appointment

- CLAREMONT HILLS \$759,000
A stunning recently built h/m by Barbara Armstrong. Exquisite entry stairway, designer kit, 4/3+ & office. ANGELA GRUBB
- NEW ENGLAND CAPE COD REDUCED \$529,000
A Classic Traditional in Piedmont Pines, level garden with bay views. 4+ bedrooms/3+ baths, office & family room. Renovated. SHEILA GALLAGHER
- BEAUTIFUL SETTING \$449,000
Charming Contemporary w/high ceilings & lots of light. 3+ bdrms, 2+ baths & family room. ELIZABETH DICKSON
- CUSTOM CONTEMPORARY NEW EXCLUSIVE \$449,000
State-of-the-art kit. 3/3 including master ste. JOHN KARNAY
- TWO BRIDGE VIEW \$424,000
Elegant townhouse with many extras. Incl. elevator, library, gorgeous level patio and garden. 3/2.5. ELIZABETH DICKSON
- STYLE AND SOPHISTICATION \$419,000
Remodel with quality and style. 3+3, living room & den w/office. Patios, deck, garden w/gazebo. ANGELA WEI GRUBB
- EAST BAY LANDMARK \$189,000
Elegant condo in landmark building. Spacious, formal & exquisite. Panoramic views & valet parking. SUSANNE PAUL

BERKELEY

By Appointment

- CLAREMONT ENGLISH NEW EXCLUSIVE \$975,000
Spectacular view home. Highest quality & exquisite decor. Lush gardens. 6/4.5, family room & office. SUSANNE PAUL
- NEW COUNTRY ENGLISH \$565,000
4/2.5 and view. Sunny cook's kitchen, hardwood floors & granite countertops. Terraced garden w/creek. JOHN KARNAY

View our listings on the Internet at <http://www.grubbcoco.com>

339-0400



MASON-McDUFFIE...Welcome Home

OAKLAND / PIEDMONT

INVESTOR'S SPECIAL \$455,000
Upper Dimond district, multiple units with long term tenants and financing in place. A. da COSTA 339-8888, 466-5597

URBAN PARK! \$349,000
Set on nearly 2/3 acre, 2BR, 2.5BA ranch has entertainment possibilities beyond imagination! FR with fireplace, wet bar, huge bedrooms & baths; FDR, eat-in kitchen! Nearly 3,000 sq ft! see! BARRY 428-0900, 644-5423

PIEDMONT PINES CLASSIC \$305,000
Meticulously kept 3BR with updated kitchen and baths. Bay view, big flower-filled lot, more! L. CLARKE 339-9290, 869-4210

4-PLEX WITH VIEWS! \$298,000
Unique building, wonderful rental. All units have smashing Lake Merritt views and many extras. P. MAKINON-MITCHELL 339-8888, 869-4234

PIEDMONT PINES TRADITIONAL \$238,000
New listing! All 1 level. 1800 sq. ft. Renewed hardwood floors, home office. Formal dining, attached garage. Private patio. OPEN SUN. 3-17-96, 2-4:30PM. 1ST TIME OPEN! KATIE CASTLE 339-9778

BEAUTIFUL LIVE/WORK CONDO! \$237,500
1662 sq. ft. Large, open work area with 1/2 bath and double door entry. Upstairs good kitchen and sleeping loft. Windows and garden make this a must see condo! WAGNER 524-2526, 644-5230

ESTABLISHED BOARD & CARE \$230,000
All clients have lived at facility over 5 years. Special SRF license. 4BR, 2BA house with live-in staff quarters. Owner will assist with license. Seller financing avail. LOGENE BUTLER 526-5143

PIEDMONT AVENUE TRAD! \$221,900
Big 4BR brown shingle with scads of potential. Walk to shops, schools and transportation. A. da COSTA 339-8888, 466-5597

WHAT ABOUT A WRAP \$189,900
Seller eager to sell this large West Oakland duplex. Seller will carry down payment. 3BR up, 3BR, 1.5BA down. LOGENE BUTLER 526-5143

STEAL IT! \$189,000
2+BR Glenview bungalow at a rock-bottom price! Move-in condition, big basement and yard. Call for details. V. MORAN 339-9290, 534-3038



NEW HOME IN TEMESCAL \$188,500
Stunning 3BR, 2BA home in '93. New everything including oak flrs, tile flpr, beautiful new kitchen & baths, roof & foundation. LISA FRIEDMAN 834-2010

MAXWELL PARK \$166,800
Super clean 3BR on a large, flat lot. Close to shops and transportation. V. MORAN 339-9290, 534-3038

LARGE WAREHOUSE \$150,000
Over 7,000 sq ft. Close to new live-work development & new Emeryville Mall. Potential abounds! LOGENE BUTLER 526-5143

BRING YOUR INVESTORS \$139,000
Fixer house or tear down on a huge lot. Zoned for multiple residence. Value in the lot. Seller very motivated. Make offer. GAYNELL 834-2010, 763-0351

SELLER WANTS OFFER \$85,900
This complex was built as condos. For \$85,900 you can get this 1BR with fireplace, washer/dryer in-unit. Lots of built-ins. GAYNELL 834-2010, 763-0351

BERKELEY / ALBANY

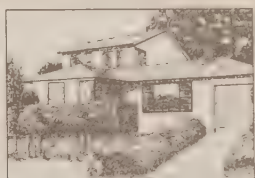
HIDDEN TREASURE! \$435,000
Not a drive-by! 3 level house in an enchanting setting with 5BR, 3BA, wonderful view, decks, generous rooms, lots of storage & guest quarters with separate entrance. JAIMA 527-9800, 869-4387

INVESTORS DELIGHT \$399,000
7 units, (1) 3BR house, (4) 2BR units & (2) 1BR units. Laundry on premises. Lots of storage & a huge lot in West Berkeley. LOGENE BUTLER 526-5143

DECORATED BY MAGNIFICENT OAK TREES \$85,900
This large 3BR home with vaulted ceilings is a must see. Decks that expand the open and light touches to the home make it seem even larger than its 1800 sq ft. New roof and seismic upgrades. DARRIN 834-2010

SPACIOUS & CHARMING \$174,500
2BR, hardwood floors, fireplace, pretty yard, detached garage. Call today! JULIANA 524-2526, 644-5221

WEST COUNTY



GOOD SPACE, GREAT VIEW! \$279,000
3BR, 2BA, formal dining, fam rm. SF & Golden Gate views! 1BR & BA on main floor; ample storage, possible 4th BR. Priced to sell! LOUISA REESOR 527-9800

IMMACULATE HOME IN MARINA \$249,000
Bay/Breakers. This home is 4+ years young, has 3BR, 2.5BA, with cozy fireplace in large living room. Landscaped, community pool/spa, sec gated, park & bay front hiking & biking! MIKE GOODMAN 526-5143

PRISTINE CONDO \$109,000
Charming, private upper unit. 2BR, 2BA, serene view, lots of storage, convenient location & seller is motivated to sell. LOGENE BUTLER 526-5143

EMERYVILLE

22 NEW LIVE/WORK LOFTS \$189,000-\$224,000
Across from Borders Books. All 3 levels with operable skylights, maple cabinets, spiral staircases. 1511-1575 sq ft. Design your own loft or just choose your own finishes. 9 sold last 2 weeks! Hurry - only 6 left. OPEN DAILY. Call for appt. BILL GRIMASON 420-1963

LOTS FOR SALE

TALLY HO! HORSE PROPERTY! \$250,000
5.79 scenic acres next to Wildcat Canyon Park. SHEILA SABINE 428-0900, 644-5412

WONDERFUL BUILDABLE LOT \$99,000
In desirable Rockridge location. Views of Mt. Tam from large lot with level building area. Survey & soils report available. LOIS KADOSH 849-3711, 287-9186

DEVELOPERS/CONTRACTORS! \$80,000
Land plus approval for 7 live/work units. Easy access to Bay Bridge. WAGNER 524-2526, 644-5230

BUILDABLE LOT WITH POTENTIAL \$28,000
In one of West Oakland's up & coming areas. This lot is across from new live-work units, close to BART & new freeway entrance. LOGENE BUTLER 526-5143

CORNER LOT \$10,000
This lot is located where 2 main streets intersect. This is prime location with lots of potential. LOGENE BUTLER 526-5143

ALBANY (510) 524-2526	BERKELEY (510) 845-0200	BERKELEY NORTH (510) 849-3711	CLAREMONT (510) 845-0211	EL CERRITO (510) 527-9800
GRAND LAKE (510) 834-2010	KENSINGTON (510) 526-5143	MONTCLAIR (510) 339-9290	MONTCLAIR (510) 339-8888	PIEDMONT (510) 428-0900

Winans...

Continued from page 23

grams in colleges that result in a degree in remodeling or general contracting. There are no requirements for a builder to continue his education.

A builder still needs to be good with his hands. You expect your doctor or lawyer to be educated and certified, to some dependable extent.

Should you not expect the same of the person who is going to come into your home, destroy it and then put it back together again? Or, do you simply want to be a part of that person's education? Think about it!

Paul Winans, CR, is co-owner of Winans Construction, Inc., an Oakland-based general contracting firm founded in 1978. He can be reached at 653-7288.

State tax help

Free tax assistance is just a phone call away for California taxpayers.

Answers are available through the F.A.S.T. (Fast Answers about State Taxes) telephone service by calling (800) 338-0505.

Tax forms, publications and answers to state tax questions are on the California Home Page (<http://www.ca.gov>); then access the California Franchise Tax Board under state servers.

ON OUR MINDS



THE HENDRICKSONS

Realtors are forever

When we sell you a house or see that yours is safely sold to a new owner, we don't disappear. We continue to be available to help when our expertise can be useful.

We want you to call us with your questions, even when you think we probably won't know all the answers. Ask us and see what happens. Last fall I described a rat control problem which none of the authorities could solve. I didn't know the answer either, but I remembered a similar situation with another client and referred the question to some one who did.

Last week we ran into a young couple to whom we'd sold a house some years ago. They were out looking at open houses to see how their home would stack up price wise - if they were to sell it. They were thinking about whether to add a second floor onto the house which they dearly love or move

on.

When I asked them how they were doing, new baby and all, they related a long tale of woe involving their neighbor whose ominous behavior caused them to have nightmares both in bed and with City Hall. They felt totally unsupported by the authorities to whom they looked for help and spent a lion's share of their time trying to get the matter settled. They didn't call us about it, although they'd called during that time to ask something about putting in new windows, because they believed that the problem was too big for us to be able to help.

We see a lot. We hear a lot and we know a lot of people in and out of city government. In this situation, we might have been able to get the attention of someone who could have helped them. It is exactly when you feel daunted and think that the problem is too big or

too difficult that you should venture a call to us anyway. At worst, we will only tell you that we can't help and even in that case we'll probably suggest someone who can.

But Are Realtors Forever?

Realtors want to be available for you forever but sometimes, because we care about you and we know we can't do the best job for you in a particular area, we refer you to an agent who can. We know a lot of other agents and can usually choose one whose personality is likely to be a suitable match to yours.

Perhaps you didn't know that this is standard procedure and that the agent making the referral receives a fee, usually 20 percent of the commission, for the introduction. It is a nice arrangement for everyone involved. You get the more knowledgeable agent to help you and I, having sent you on to greener pastures, get some compensation for my effort.

Most of us meet our clients, when they are introduced to us by satisfied friends, who have been our previous clients, and by mutual friends.

Sometimes people call us because of an advertisement about a specific property and an agent-client relationship develops out of that contact. Other times we meet you at open houses and strike up a compatible conversation after which you decide to "hire" us

to be your real estate agents. But we also meet you through the good graces of our colleagues who refer you to us when they think that we can do the best job for you.

What happens, you may wonder, or better, still what should happen when you buy a home from Agent XYZ to whom we have cheerfully referred you, and then you decide to move back into the area in which we work.

Should the agent to whom we have referred you, even if she knows my area as well, continue to represent you, or should she send you back to me a gentle reminder of where you came from?

We don't know that there is a right answer. What do you think? Consider this. You are not a volleyball to be tossed about, nor a commodity to be casually traded. Consider also the reason that there are many professional agents available to represent you: selling real estate is a job.

And as much as we process, the people and the property, and we take pride in fully completing a transaction as the beneficiary, the real estate agent is, however, the way that we earn our

I know talking about transactions is like talking about parents having sex. Parents don't talk about it.

But the truth is that even we have the pleasure of making each year is important to business people.

And yet, when we send to someone else we do good wishes for your success if you take a fancy to the real estate agent, well, love has its own rules, so say what's right or wrong.

Barbara and Dennis Hanson are partners in The Hanson Company. They can be reached at 540-6000.

First California's new office

First California Title Company Inc. recently opened their doors in Contra Costa County.

Underwritten by a large national company, First California Title Company Inc. will initially have offices in Antioch, Brentwood, Danville, Orinda, Walnut Creek and San Ramon, where their administrative main office will be located.

When asked about this exciting

new venture, Thomas Schaefer, President of First California Title Company, said, "Our team is committed to the Contra Costa County and we look forward to continued growth and lasting relationships built on exceptional service and trust."

Currently Danville, Walnut Creek and Brentwood offices have opened, with another office in Walnut Creek branch, San Ramon, and Antioch to open in May.



Better Homes Realty



You can find our listings on the Internet, where your home can be viewed by over 25 million people worldwide.

Our internet address: <http://www.ccnet.com/~bhr>



OPEN THE DOOR TO ELEGANCE \$545,000

5+BR, 3+BA Georgian colonial. Massive LR with French windows/floor to ceiling bookcase. FR flooded with sunshine. Formal dining room hardwood floors, wide archways & high ceilings

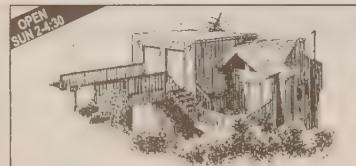
NAHID NASSIRI 531-1670



PANORAMIC 3-BRIDGE VIEW \$499,000

Exquisitely designed 2 year old contemporary in Montclair hills. Maple floors, cabinetry, corian counters, perfect for couples. A very impressive residence!

M. J. MCCONVILLE 287-9583



NEW LISTING, GOLDEN GATE VIEW \$469,000

Spacious and "special" 6-year custom design. 4+BR, 3 5BA, 3 fireplaces. Truly wonderful kitchen! Sophisticated but warm decor. Oversized garage. Open Sunday

D. C. HODGES 531-7667



JUST LISTED - MUST SEE NOW \$309,000

4BR, 2BA traditional located in the heart of Montclair. Sunny remodeled kitchen w/leat-in area. Formal dining room, hardwood floors, & large family room. Wonderful, fenced backyard

NAHID NASSIRI 531-1670



YOUR OWN SHANGRI-LA \$304,500

Open Sun, 2:00-4:30pm. - 3BR, 2.5BA spectacular living room w/fireplace, family room off kitchen, master suite w/bath, walk to Montclair swim club, 2-car garage w/winter access

CHARLENE CLAYBAUGH 444-SOLD



PAINTER, SCULPTOR, MUSICIAN!! \$299,500

Piedmont Pines. Gigantic multipurpose room... Artist, family, music studio, etc. One level with 3BR, 2BA. Will give pest clearance. Hardwood floors

KEN FERRELL 814-9036



ELEGANT TUDOR \$243,000

Wonderfully maintained 3 bedroom, 2 bath home with new garage, remodeled kitchen and more!

ANIDA NEYL 746-1949



YOUR OWN PRIVATE HIDEAWAY \$220,000

A delightful 2 bedroom created by a private, natural setting. Soaring wall of glass in living room with huge deck. Fabulous views, wooded views. Polished hardwood floors. 45 Merwin

NAHID NASSIRI 531-1670

THE FOLLOWING PROPERTIES EXCLUSIVELY LISTED. PLEASE CALL FOR AN APPOINTMENT.

GATED BAY-VIEW ESTATE \$1,600,000
A masterpiece Mediterranean villa, among Oakland's finest! Over 5,000 sqft on 1/2 acre. The new courtyard kitchen is worthy of Architectural Digest! D. C. HODGES 531-7667

A HIDDEN TREASURE-PRIVACY!! \$895,000
Hillcrest Estates resort-like property. Pool, spa, sauna, pano views of S.F. Over 2 acres, 4BR home, family room plus library HELEN NICHOLAS 339-8400

FIRST CLASS QUALITY \$539,000
5 yr new contemporary by Jeff Armstrong. Dream kitchen w/breakfast island. Picturesque FDR, pano vus. Two marble frplc. grand entry, high ceilings. 3BR, 2.5BA NAHID NASSIRI 531-1670

DESIGNED WITH DISTINCTION \$385,000
Located in the sunny side of Montclair, 4BR, 3BA, 3 fireplaces, master suite w/sitting area, formal dining room, family room, decks, balconies & hot tub CHARLENE CLAYBAUGH 444-SOLD

LEVEL GARDENS, PEACE & QUIET \$349,000
City & bay views joined w/privacy make this 4BR, 2BA Oakland Hills home a rare opportunity. Huge FDR w/fireplace. Party room w/wet bar HELEN NICHOLAS 339-8400

YOUR QUALITY OF LIFE \$339,000
Is enhanced in this spacious 4BR, 3BA family home. Set in a parklike setting w/bay views and kids can have their floor. You can have privacy and work too! JODY EDMONSON 287-9582

JUST LISTED! PARADISE! \$329,000
Sited on nearly 1/2 acre w/golf course view! Elegantly remodeled. 3BR, 2.5BA, family rm. FDR, 2 fireplace, gourmet's kitchen. Master bedroom has outdoor spa! HELEN NICHOLAS 339-8400

FABULOUS SEPARATE STUDIO \$319,000
Well designed separate 2 room studio w/full bath in garden setting is included w/this charming Rockridge 3BR bungalow near BART & shops. Open 2-4:30, 5862 Cabot Ct M. J. MCCONVILLE 287-9583

CROCKER HIGHLANDS TRADITIONAL \$310,000
Level entry. 3BR, 1BA main level, au pair w/bath, 2nd kitchen downstairs. remodeled main kitchen, sunny breakfast room, attached garage w/winter access, formal dining room CHARLENE CLAYBAUGH 444-SOLD

CUSTOM: VU, SPACE, STYLE \$304,500
Beautiful custom home, pano vus from major rooms & printless patio area-BGD Inn. 2 frplc. spacious, gracious rms & split level floor plan. Lots of light! RACHEL BALLER 530-3860

MONTCLAIR VALUE \$299,000
4+BR, 3BA living room, FDR, room off kitchen w/wood stove. Walk to transportation & school. Tudor style w/large basement & nice yard SUE WILLIAMS 482-5077

HUGE PRICE REDUCTION! \$299,000
Spacious flats w/lots of traditional flair. Close to Grand Ave theater, shops, restaurants, business. Also cute garden PATRICIA BENNETT 482-9000

SELLERS LOSS IS YOUR GAIN! \$289,000
Must sell 4BR, 2+BA new construction due to divorce. Bay view, fireplace in family room, formal dining room. Need speed TOM NEMETH 652-6537

MONTCLAIR SECLUSION W/STYLE \$289,000
Living rm lit w/windows 360' around! Architects' exciting concept translates to serene living. 3BR, 2BA, master suite w/fireplace & sitting room. Yard! HELEN NICHOLAS 339-8400

A-1 TRADITIONAL W/VIEW \$284,300
City views, oak floors, wood-paneled windows, FDR & eat-in kitchen. Plus spacious lower level with 4th bedroom. RR & lots of storage! Level-out garden! A 4BR, 2BA gem! RACHEL BALLER 530-3860

GIVE AWAY DEAL!!! \$279,500
Rossmore 2BR, 2BA, home - super spacious, elegant yet comfy, must sell now! Paced well below appraisal! Fireplace in family room Formal Dining JAN NEFF 339-8400

CONVENIENT URBAN RETREAT \$275,000
Crescent contemp w/cosmopolitan flair. 2BR, 2BA w/huge family room. Vaulted ceilings, brick frplc, oak floors. Walk to schools & shops. STEVEN BIASATTI 339-6160X239

UPPER OAKMORE - TOP VALUE!! \$269,000
Top location close to freeways, shopping & Montclair schools. 3BR, 2BA with great family style kitchen adjoining private patio CAROL COHEN 339-8400

SNEAK PREVIEW \$265,000
Castro Valley's best location. Walk to schools K thru high school. 3BR, 2+BA, ramp, FDR, plus gorgeous garden coming on mkt. 4BR, 1BA. Call for preview. EDITH MARCUS 339-9281

AT LAST... YOU OWN HOME \$259,000
3BR trad in Oakmore neighborhood. Bright LR w/fireplace, FDR & beautiful plank hwd flrs. Remd kit w/lots of cabinet space. Terraced backyard w/privacy NAHID NASSIRI 531-1670

CROCKER HIGHLANDS, WELCOME HOME! \$249,500
3BR, 2BA in Crocker Highlands, newer kitchen leads to sun porch, gorgeous back yard w/terraced decks, earthquake retrofitted CHARLENE CLAYBAUGH 444-SOLD

MONTCLAIR VIEW HOME! \$249,000
Charming cottage on unique private level lot, spa, deck, view, frplc, fruit trees, workshop, laundry & more! VICTOR PIERRO 339-8400

PRIME REDWOOD HEIGHTS \$249,000
Sweeping Tahoe style views in a private setting on spacious lot characterize this 3BR, 1.5BA home occupied by original owner. Lovingly cared for!! CAROL COHEN 339-8400

SELLER SAYS "BRING AN OFFER!" \$247,000
Living location-single family used as duplex for years. Needs TLC. Perfect for extended family-partners-in-law PATRICIA BENNETT 482-9000

LEVEL YARDS IN MONTCLAIR? \$246,500
Peaceful cul-de-sac offers spacious 3BR, gleaming floors & yes, level yards! Almost new everything-roof, furnace, paint, dishwasher, go for it! EARLE SHENK 287-9590

VICTORIAN RESTORED \$245,000
Gracious, full of sunlight & space. Full attic & basement adds to spaciousness. 2 frplc; remodeled kit & bath; new roof; 2-car garage, dining & breakfast room ELAINE JONES 547-5715

DREAM NO MORE, GLENVIEW CHARMER \$239,000
This traditional home is a must for the buyer looking for a park-like setting w/deck overlooking the garden. 3BR, 1+BA, FDR, newer kitchen, attached garage. CHARLENE CLAYBAUGH 444-SOLD

GRASS VALLEY \$235,000
Only minutes from downtown Oakland the deer will visit your doorstep in the Oakland hills. Sparkling 3BR, 2BA family home close to Grade school. Open 2-4:30, 4888 Shetland ROSEMARY GREENE 653-9842

SWEEPING BAY VIEW \$229,000
Adds to the value of this town house that needs to be spiffed up! Priced for quick sale & fix up potential! Call now! ELAINE JONES 547-5715

NEW MONTCLAIR LISTING \$229,000
90's perfect. New Euro kitchen & bath. Light oak hardwood. Level out patio. Much light, private & quiet. Attached garage. 2 bedrooms. HAL CASTLE 339-9778

UNBELIEVABLE BARGAIN \$219,000
Lots of potential in this 4BR, 2BA home situated in established China Hill neighborhood. FDR w/built-ins, hrdwd flrs, remodeled kitchen, beamed ceilings, fireplace NAHID NASSIRI 531-1670

THERE'S NOTHING LIKE A HOME! \$215,000
3BR, 1BA, split level, FDR, huge fam kit, "plus" room w/own bath & separate entrance great for home office? CHARLENE CLAYBAUGH 444-SOLD

ENCHANTING SUNNY BUNGALOW \$203,000
First time buyer's dream home. Bright & shining. Move-in condition. Large level out fenced yard. Traditional style. Open 2-4:30, 1570 Excelsior CAROLYNN HARTLEY 272-9030

CHEAPER THAN RENT & VIEW TOO! \$199,000
Great Redwood Heights - Upper Laurel neighborhood. Close to parks & transportation. Solidly built w/2BR, hardwood floors, fireplace, 2-car garage. Open 2-4:30, 3644 Virden M. J. MCCONVILLE 287-9583

CHARM PERSONIFIED \$174,000
Lincoln Heights-Exceptional 2BR, 1BA w/great private yard on lovely tree lined street. Formal dining area, fireplace in living room. Hardwood floors CAROL COHEN 339-8400

TIRED OF HOME MAINTENANCE?! \$169,500
Buy this sophisticated 3BR, 2BA condo on quiet Adams Pt. street. Additional features include frplc, deck & laundry room JODY EDMONSON 287-9582

BARGAIN BEAUTY \$165,000
Its hard to believe you can own this large 4BR, 2BA home for only \$165,000. Large updated kitchen & rampus room, hardwood floor pretty yard & more! JODY EDMONSON 287-9582

BIG PRETTY AND AFFORDABLE \$165,000
This large 3+BR, 2BA home is great for big or extended family. New kitchen, carpets, paint & bath. Huge extra spaces for play or storage & great reduced price. JODY EDMONSON 287-9582

HOUSE PLUS INCOME \$149,000
You can't miss on this one. Live in the 3 bedroom. Rent out the 2 bedroom cottage! Above MacArthur. Call for info. HAL MARCUS 339-9021

DON'T LET THIS ONE GET AWAY! \$149,000
Wonderful home for first time buyer. Spacious rooms, FDR, hardwood floors, updated kitchen & bath, breakfast room. Call today to see ELAINE JONES 547-5715

PANORAMIC VIEW \$149,000
Gorgeous townhome. Totally remodeled. View from deck out every room. Quiet secure complex MICHAEL HARDING 287-9588

STUNNING TOWNHOME \$145,000
This townhome sparkles. Decorator perfect. Fireplace, enclosed patio. Shows like new. Gate secured complex. MICHAEL HARDING 287-9588

ATTENTION: HANDYMAN \$132,000
Double garage & workshop you've been dreaming of, plus private patio, sunny family room, warm neighborhood & more ARNOLD MUELLER 530-3860

WANTED IMMEDIATELY, NEW OWNER+ \$115,000
3BR, 1BA newer kitchen. Formal dining room, fireplace in living room. Garage, level yard. Must be sold now. Why rent when you own? DAWN ELLIS 287-9582

A VERY SPECIAL CONDO \$115,000
Wonderful 2BR, 2BA condo with formal dining room, fireplace in living room. Prime Adams Point location. Beautifully maintained with many upgrades CAROL COHEN 339-8400

TIRED OF FREEWAYS?? \$109,990
Then pick up the key to this chic city condo w/2BR, 2BA. Sun high w/city lights & bay view totally contemporary light & airy thru out. A must see! MORRIE FEIGENBERG 547-6875

BAY VIEW LOT-SELL OR TRADE \$99,000
Includes complete plans and surveys, ready for permit. Fabulous 3 plus bedroom home w/bay view. Quiet, w/wood near redwood parklands, good schools. PATRICIA BENNETT 482-9000

Searching for a home today requires 'inside' knowledge

are still dead, too; but Rockridge seems to be selling fairly briskly, as are many houses in North Berkeley.

This is especially true of two or three bedroom, cottage-like houses, clean and in good repair, priced around \$275,000. Because everybody is looking for something extra, the best of these — the ones that attract several competing offers — have something more: a sleek new kitchen, or a space that can be an office or a guest room, or a deeper-than-usual yard.

If you are wishing for a house with a certain architectural elan,

one that is also located near neighborhood shopping and a freeway entrance, a house you can move into without having to work on, you are likely to find that supply is short and demand is high.

You'll have to compete for what you want. If you are to be successful, you'll need an advantage. You'll need to prepare.

A prepared buyer knows the market and can easily recognize a price as too high, just right, or a bargain. He is not looking for nonexistent perfection, and he is able to quickly judge whether a particular house will work for him.

His money is accumulated and

liquid, his loan application complete, and a specific lender has already agreed that he is qualified for the loan he will need. He's making inquiries about homeowner's insurance and is fairly sure he can get insurance when he needs it.

Maybe because you realize that you are vying for one of the most sought-after houses, you have taken these steps already. Excellent.

But there is one more thing you might do, something that may not have occurred to you. Knowing something about houses, their construction, what causes their deterioration, what to do about it, and whether or not these things can and should be changed will give you a distinct advantage as a buyer.

The majority of buyers know little about houses. They haven't built one, haven't read any good books on them, may have never lived in one. They see and like houses that are clean and pretty, but they are not familiar with what is standard in houses of different ages in our area. They don't recognize what are upgrades or know what values the upgrades add.

'A prepared buyer knows the market and can easily recognize a price as too high, just right, or a bargain. He is not looking for nonexistent perfection.'

It doesn't occur to them to think about the pros and cons of a flat roof or of buying a house with a very low or nonexistent crawl space. They don't know to look at the main electrical panel and, if they did, they wouldn't understand what was good or bad about it.

They don't grasp what termite reports cover and don't understand what having a termite "clearance" means. And so forth.

We spend many hours telling our clients news about houses. We try to give them a general view of house construction, then get down to specifics when we've located a house they find appealing. We want them to know which houses they should walk away from and

which are probably better buys worth further inspections.

What if there is no central heat, only a floor furnace? What if the basement is wet? Does it matter if the roof is covered with tar and gravel or with composition shingles? One kitchen has an electric stove, but you want gas. Should you buy the house anyway? The house was built in 1910 and it looks as if everything is original — what kinds of problems can be expected? What will it cost to fix them?

Once, when I asked about taking down walls in my house, an architect friend joked, "With money, you can do anything." But, of course, that isn't true. With enough money, it is often possible to change an ugly exterior and to enlarge rooms, even to add a second story.

But the freeway noise that is there will go on, the size of the lot will remain, and the truly odd house that has been difficult to sell this time will probably be just as difficult.

See SEARCHING on page 26

TARPOFF & TALBERT

Number 136 in a series of true experiences in real estate.

Editor's note: Hills Newspapers features Anet Tarpoft and Pat Talbert as they begin their fourth year of writing for our newspapers.

It looks as if parts of the real estate market are heating up. Parts

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5 Rental Units
Corner lot, good condition
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Future Values Will Go Up. Shown By Appointment Only.

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PIEDMONT

- WILLOW GARDENS, PIEDMONT - 4+BD/3BA.....\$789,900
Beautifully detailed, spacious rooms, wonderful gardens. Rosalie Woods
- PIEDMONT COURT, PIEDMONT - 4BD/3BA.....\$729,000
Great traditional in central location, family room. Martha Holstlaw
- BLAIR AVENUE, PIEDMONT - 3+BD/2+BA.....\$695,000
Traditional Spanish, decorator perfect, lovely gardens. Georgia Cornell
- LA SALLE AVENUE, PIEDMONT - 3BD/2BA.....\$629,000
Excellent! All level, new kitchen & baths. Helen Danhaki: 547-5750
- 10 BONITA AVENUE, PIEDMONT - 3+BD/1+BA.....\$549,000
New listing! Charming craftsman style, beautiful yard. Dee Dee Bonham
- 101 DALE AVENUE, PIEDMONT - 3BD/2+BA.....\$549,000
Two-story traditional, newer kit, large yard & deck. Dobi Fitzgerald
- 159 ST. JAMES DRIVE, PIEDMONT - 3BD/3BA.....\$505,000
Lovely tree setting, fam. rm, new exterior paint, 2 decks. Sally Morrison
- 10 BLAIR AVENUE, PIEDMONT - 3+BD/2BA.....\$439,000
New listing! Mediterranean in great location, sunny yard. Pat Carlton

OAKLAND

- BUENA VISTA, UPPER ROCKRIDGE - 5BD/3BA.....\$725,000
Excellent architect design. SF/GG views, huge view deck. Patty Scott
- MOUNTAIN BLVD., MONTCLAIR - 3+BD/2+BA.....\$699,000
New listing! Gracious new trad, fam rm, huge den, yard. Vicki Woodhead
- BRUNS COURT, MONTCLAIR - 4+BD/3+BA.....\$559,000
Spacious! Large lot, chef's kit, fam room, au pair, yard. Joan Daniel
- CHAMBERS DRIVE, MONTCLAIR - 3BD/2+BA.....\$495,000
Bright end unit, SF/GG views, custom finishes, patio. Donna Costello
- GRANDVIEW, HILLER HIGHLANDS - 3BD/3BA.....\$379,950
Bright end unit, SF/GG views, custom finishes, patio. Donna Costello
- PRESLEY WAY, ROCKRIDGE - 3BD/2BA.....\$359,000
Well kept trad, level yard, walk to BART & College Ave. Francis Heath
- MOORE DRIVE, MONTCLAIR - 4BD/3BA.....\$339,000
Spacious level-in-contemp on corner lot, 2 mst suites. Chuck Corwin
- PASO ROBLES, MONTCLAIR - 3+BD/2BA.....\$339,000
Spacious updated ranch, family room, new appliances. Teri Carlisle
- OAKMORE ROAD, OAKMORE - 3+BD/2+BA.....\$329,000
New listing! Immaculate Tudor, fam rm, 2 decks, hot tub. Dick Cohen
- 1427 BARROWS ROAD, CROCKER HIGHLANDS - 4BD/2BA.....\$299,500
Stylish traditional, updated kit & baths, level yard. Dee Knowland
- 73 TEMPLAR PLACE, UPPER ROCKRIDGE - 3BD/2BA.....\$295,000
All level ranch, cul-de-sac, 1/4 acre, private yard. Wendy Gardner
- 1857 MAGELLAN DRIVE, MONTCLAIR - 3BD/2BA.....\$264,900
Open floor plan in private setting, walk to the Village. Joan Hause
- 3933 LYMAN ROAD, OAKMORE - 3BD/1+BA.....\$249,000
Well maintained, hill view, hwd flrs, lg level yard. Sandi Klemmer
- 2315 ARROWHEAD DRIVE, MONTCLAIR - 3BD/2BA.....\$245,000
Contemporary cosmetic fixer, good space for the dollar. Kirk Phillips
- 1400 FERNWOOD DRIVE, MONTCLAIR - 2BD/1BA.....\$239,000
Reduced! Charming cottage, hwd flrs, new paint, yard. Joan Dark
- 6424 PINEHAVEN ROAD, MONTCLAIR - 2BD/1BA.....\$214,500
Charming! Great condition, wooded lot, room to expand. Bill Weissberg
- 462 RICH STREET, TEMESCAL - 2BD/1BA.....\$189,000
Split level with lots of charm & lovely private garden. Sandi Klemmer
- 3057 CALIFORNIA STREET, LAUREL - 2BD/1BA.....\$149,000
Great starter bungalow, bright & clean, hwd flrs, yard. Nancy Chew
- 3057 CALIFORNIA STREET, LAUREL - 2BD/1BA.....\$149,000
Great starter bungalow, bright & clean, hwd flrs, yard. Nancy Chew

BERKELEY

- LOS ANGELES, BERKELEY - 2BD/1+BA.....\$285,000
Bright craftsman! spacious floor plan, FDR, walk to shops. R. Gould
- 2644 ELLSWORTH STREET, BERKELEY - 2BD/1BA.....\$210,000
Victorian jewel, remodeled kitchen & bath, formal DR. Joanna Gould

BY APPOINTMENT

PIEDMONT

- MAGNIFICENT PIEDMONT PROPERTY.....\$2,450,000
Exceptional home on 1/2 acre, 7+BD/5+BA, rich architectural detail, designer kitchen/family room, library, pool. Georgia Cornell
- TALBERT FARR DESIGN - PIEDMONT.....\$2,450,000
Spacious, elegant new custom home. 4BD/3+BA, fabulous kitchen, family rm, library, rumpus, elevator to all 3 levels, pool. Joan Daniel
- HANDSOME PIEDMONT OFFERING.....\$1,795,000
Designed for the active family & elegant entertaining. 5BD/4.5BA, au pair, library, fam rm, rec rm. Sally Morrison/Dee Dee Bonham

OAKLAND

- PRESTIGIOUS CLAREMONT PINES.....\$1,129,000
Spacious, elegant new custom home. 4BD/3+BA, fabulous kitchen, family rm, formal dining, pool/spa, 3-car gar. Dee Knowland
- UNOBSTRUCTED BAY VIEW.....\$735,000
Great country view from almost every room of this 2-year old custom home. 3BD/1+BA, large rec room, office. Helen Danhaki: 547-5750
- PANAMATIC CONTEMPORARY.....\$424,000
Beautiful built 3BD/2+BA home with family room, formal DR, beam ceilings, stone fireplace, huge garage. Helen Danhaki: 547-5750
- PANAMATIC TRADITIONAL.....\$364,000
Newer construction, 3BD/2+BA, family room with fireplace, luxurious mst ste, many artistic touches. Helen Danhaki: 547-5750
- GORGEOUS AND STALEY.....\$339,000
Family located within walking distance to College Ave, restaurants, BART. 3BD/1BA, beautiful details. Helen Danhaki: 547-5750
- GREAT OUTDOOR SPACES.....\$314,950
This shingled contemporary is situated on a huge lot with 3BD/2BA, rumpus rm, frpl, 2-car garage & good storage. Dick Cohen
- PRISTINE SPLIT LEVEL.....\$159,900
Spacious Spanish near Mills College. 2BD/1BA, formal dining, breakfast room, landscaped yard, attached garage. Lee Jacobson
- PANORAMIC VIEW TOWNHOUSE.....\$157,500
Fabulous bay views, 3BD/2+BA, in-unit laundry, fireplace, detached 1-car garage, gated community. Dick Cohen
- COUNTRY SETTING.....\$144,500
Charming 1925 cottage with many upgrades. 2BD/1BA, parquet floors, yard with fruit trees and patio, basement. Lee Jacobson
- A GREAT HOME VALUE!.....\$129,000
This pretty home has 2BD/1BA, eat-in kitchen, sunny patio, room for a garden and a one-car attached garage. Joan Dark

BERKELEY

- CLIPPING CLASSIC CONTEMPORARY.....\$895,000
Located just above the Claremont Resort/Spa. Stunning SF pano view, 3 bedroom suites, stunning landscaped courtyard. Patty Scott
- CLAREMONT HILLS MEDITERRANEAN.....\$775,000
Beautiful new home with old world charm. Exceptional quality throughout. 4BD/3BA, gourmet kitchen/family rm. Bill Weissberg
- PANORAMIC VIEWS - CLAREMONT HILLS.....\$649,000
New construction on large choice lot. 4BD/3+BA, French doors to 500 sq ft w/ wraparound porch, entertainment rm. Dee Knowland
- CLAREMONT HILLS TUDOR.....\$459,000
Beautifully detailed home w/striking bay & hill views. 4+BD/2BA, den, remod. kit, expansive deck, gorgeous garden. Donna Costello

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WELLS & BENNETT

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- 1260 GRANDVIEW DR. Claremont Hls. Superb new construction, gated entry, 4+BD, sep level office, spacious storage, serene view. Marie Kenaga
- 6636 EXETER. New traditional. 4BD/2.5BA, sunny kitchen - great room opens to level yard, serene Piedmont Pines location. David Hennigan
- 10840 CAMERON AVE. 1/4 acre of gardens, deck & gorgeous black-bottom pool & spa. 3BD/2BA, hwd flrs, vaulted ceilings, 2-car gar, clear pest report. Mary Neuberger
- 2245 PRINCE ST., BERKELEY. Cheerful cottage near Halcyn Park. Southern exposure. Fireplace in dining room, hwd flrs, high ceilings. Jackie Carter
- 3815 ELSTON AVE. 1st open! Bright and sunny 2BD. Desirable Glenview neighborhood. Formal dining, family rm off kitchen, deck, large basement. Nancy Novick
- 3924 ROBLEY TERR. Off Piedmont Ave. Move-in cond. 2+BD/1BA, hwd flrs, large kitchen, big bsmt. Nice level yard, 2 car garage. Room for 2nd bath. Frank Henneler
- 2522 TRUMAN. 1st open! Bay view, 1900+ sq ft. 3BD/2BA, rumpus with wet bar, 2-car garage - inside access, large level yard, random plank floors. Noll Davis
- 2526 RAMPART ST. Incredibly low price for this sweet 2BD starter on great street near Mormon temple. Hardwood floors, sunny yard & deck. Don Dunning
- 666 OAKLAND AVE., #203. It's your lucky day! Great 2BD/1.25BA Large condo. Shows better than a model! Balcony, updated kit, walk-in closet, impeccable! Donna Conroy
- 551 JEAN ST. #201. Pleasant, sunny 2BD/2BA condo near\$109,000
Oakland Rose Garden. Great closets, pool, sauna. Sharon Hammond
- 385 JAYNE AVE. #101. Sunny 2BD/1BA condo, parquet floors, dining room, good floor plan, great price! Stan Hammond

SHOWN BY APPOINTMENT

- VERSATILITY PLUS! Bright new home lends itself to many possibilities. Home office, extended family, even lease option! 4+BD/3.5BA. Joy Bryden
- QUIET CUL-DE-SAC IN MONTCLAIR! Walk to Village from this 2-year old home. 3+BD, master suite with 1 of 3 fireplaces, formal dining & living rooms. David Hennigan
- ROOM TO SPREAD OUT! Spacious contemporary on mostly level 1/4 acre lot. Eat-in kitchen w/ island & luscious mst suite. 3-car gar. Cul-de-sac location. Chrs Christensen
- THIS HAS IT ALL! SF view, 2,100 sq ft of perfection. Huge living room with cathedral ceiling, 3BD/2BA, FDR, lot off private cul-de-sac. Noll Davis
- LUCK O' THE IRISH! that this beautiful colonial is still available! Spacious 3BD/2BA, excellent condition, upgrades. Joy Bryden
- NORTH OAKLAND VICTORIAN/CRAFTSMAN. Quiet neighborhood 4BD/2.5BA, hwd flrs, gourmet kit, big mst bath, huge attic. 3-car gar, new paint. Frank Henneler
- 7 BEDROOM HOME ON APPROX 1/3 ACRE. Most bedrooms have adjoining 1/2 - 1,380 sq ft. Walk to BART and park. Steve Cowan
- A YARD AND A HALF! Super tidy Laurel starter, 2BD/1BA, beautiful flrs, fireplace, lots of upgrades. Katie Meadow
- NORTH OAKLAND FIXER. Legal duplex. Total 3BD/2BA. Functions easily as single family home. Pest report avail. Solid "as is". Frank Henneler
- GREAT HOME, GREAT VIEW! 3BD home in Maxwell Park with bay view. Family rm, hwd flrs, attached garage, lots of charm, large yard. Kate Phillips
- NEW LISTING - ADAMS POINT. 320 Lee St. Prestigious Van Buren Towers condo. 2BD/2BA, hwd flrs, tile baths, lake view, security building. Frank Henneler
- NORTH OAKLAND STARTER. Sweet 2BD bungalow, large eat-in kitchen, garage converted to plus room, large yard. Stan Hammond
- ONE BEDROOM CONDO in well maintained and professionally managed complex with a pool. High owner occupancy rate. Cheryl Gabriel
- ONE BLOCK FROM LAKE! One bedroom condo in small building. New carpet, paint & vinyl. Dining area, extra space for computer set-up or TV corner. Chrs Christensen

LOTS AND LAND

- 1+ ACRES OVERLOOKING PIEDMONT. Legal 4 lot subdivision. Pristine local & Bay/SF views. Package available. Frank Henneler
- YOUR COUNTRY ESTATE IN THE CITY? Package includes 3 gently contoured lots with bay view next to Regional parklands. Peter Nicolopoulos
- MONTCLAIR BAY VIEW DOWNSLOPE. Great location near upscale new construction. Underground utilities. Peter Nicolopoulos
- LENDER-OWNER SAYS: SELL! 3 RED lots at 6686, 6690, 6700 Gunn Dr at shepherd Canyon. \$49,950 each! Peter Nicolopoulos
- BUILD HERE & WALK TO VILLAGE! 1800 Gaspar Dr. At Colton. Peter Nicolopoulos
- MONTCLAIR UPSLOPE. Utilities present. 95-ft frontage. Possible financing. Frank Henneler
- OWNER WANTS OUT! Montclair lots cheap! Owner may carry. In neighborhoods of \$350,000+ homes. All upslope lots. Great investment. David Hennigan

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OAKLAND

\$64,900 CHEAPER THAN RENT! \$2,000 down to move you into this cute, remodeled 1 BD, 1 BA condo in a good location at 199 Montecito. Owner anxious! Marcia McIntyre 522-5431

\$65,000 85 VERNON #305. TOP FLOOR WITH VIEW! A 1 BD condo in secured building with elevator. Convenient to transportation, shopping and Lake Merritt recreation! Anna Woo 865-4340

\$75,000 MONTCLAIR LOT! Build your dream hideaway in lovely Montclair! Kathy Hirsch 814-4706

\$96,000 TWO UNITS! One 2BD unit, one 1BD unit, 3 parking spaces. Seller financing negotiable. Anna Woo 865-4340

\$99,000 4820 CONGRESS AVE. A COZY HOME WITH 2 BD, 2 BA, laundry area, plus room, large backyard with fruit trees! Terry Lee 521-3352

\$117,500 4527 ELLEN ST. LARGE SINGLE-LEVEL HOME! A 3 BD, 1 BA home with huge rear yard, needs cosmetic touch such as interior paint. Kitchen modernized in the '50s. George & Bev Williams 522-7173

\$119,000 3465 35th AVE. CENTRALLY LOCATED BUNGALOW! This 2+BD, 1 BA home with extra rooms is close to shopping & transportation! Anna Woo 865-4340

\$174,500 2173 48th AVE. CRAFTSMAN COTTAGE! A charming 3 BD, 2 1/2 BA home with all original woodwork plus modern additions including large eat-in kitchen, family room with fireplace. Upstairs is a giant master retreat with wraparound redwood deck overlooking private landscaped backyard! Marilyn Pomeroy 814-4845

\$344,900 223 TAURUS AVE. OPEN SUN. 1-4. WUNDERFUL BAY & BRIDGE VIEWS! 4 BD, 3 1/2 BA, very large living room & master suite. Wraparound balcony, formal dining & fireplace! Anna Woo 865-4340

\$400,000 3923 BROADWAY. UNIQUE COMMERCIAL BUILDING! Two-story building featuring kitchen, bar, downstairs meeting hall, upstairs meeting hall, offices, storage rooms, restrooms, plus parking lot adjacent to it! Elaine Budka 814-4835

HAYWARD

\$168,000 30861 VANDERBILT. ALL ONE LEVEL! A 3 BD, 1 BA home with many upgrades. Pending disposal, gas stove, water heater. Both bathrooms upgraded! Shirley McWilliam 521-2749

MARTINEZ

\$272,500 261 BRIAR DR. WONDERFUL FAMILY HOME ON CUL-DE-SAC! Spacious 3 BD, 2 1/2 BA home with modern kitchen, breakfast nook, large family room & deck, large yard area. Anna Woo 865-4340

SAN LEANDRO

\$290,000 170 HARLAN. UNIQUE INVESTMENT OPPORTUNITY! Zoned commercial, 3 BD, 1 BA Victorian with 1 BD, 1 BA unit underneath. Upholstery shop plus 2 BD, 1 BA split-level house! Great Area! Kathy Hirsch 814-4706

SAN LORENZO

\$137,500 1332 CULVER PL. GREAT PRICE! Four BD, 2 1/2 BA townhouse end unit with lots of storage! Conveniently located to shopping, school & bus! Anna Woo 865-4340

Searching... California Association of Realtors reports sales on rise

Continued from page 25

cult to sell in the future.

To be a successful buyer of a house that others will want too, you must learn how to weigh the pros and cons of the house you see. Ask questions, read reports, consult with your agent.

Then, before you make an offer to buy, walk around the neighborhood and talk to people who live there. With your own eyes look at and get a general idea of the condition of the roof, basement and garage, electricity and heat.

Find out if the house is in a fire hazard, slide or earthquake zone. If there is a termite report, read it and understand what the inspector found. You may even go to the city to look at the permit records on the house.

What is the situation for this house? Will this house suit you? When you are able to answer these questions fairly accurately and quickly, you have armed yourself well. You are far less likely than other buyers to waste your time and be disappointed later. In fact, you will probably succeed at what you have set out to do: buy the best house for the best price and enjoy living in it.

Pat Talbert and Anet Tarpoff are licensed agents and real estate consultants. To ask a question or to add your name to their mailing list, call Tarpoff & Talbert, at 653-2050.

A comparison of median home prices by region

	January 1996	January 1995
California (sf)	\$174,590	\$177,420
California (condo)	\$133,820	\$140,670
Region		
Central Valley	\$104,860	\$110,000
High Desert	\$ 96,280	\$ 98,330
Los Angeles	\$170,320	\$181,000
Monterey	\$233,700	\$222,370
Nor. California	\$130,560	\$123,000
Nor. Wine Country	\$184,070	\$189,580
Orange County	\$207,790	\$204,100
Palm Springs/Lwr. Desert	n/a	n/a
Riverside/San Bernardino	\$117,450	\$126,670
Sacramento	\$112,000	\$119,750
San Diego	\$174,750	\$170,570
San Francisco Bay	\$248,580	\$241,710
Santa Barbara	\$231,250	\$236,110
Santa Clara	\$254,940	\$238,990
Ventura	\$208,910	\$196,670

Source: California Association of REALTORS®

A comparison of Jan. 1996 prices to Jan. 1995 prices show that home values, like home sales, are generally on the rise.

Closed escrow sales of California detached homes jumped 17 percent during January 1996 from a year ago — the largest year-to-year percentage increase in sales experienced in eighteen months, the California Association of Realtors (C.A.R.) reported today.

Among highlights of C.A.R.'s January resale housing figures:

- Statewide, 469,690 existing, single-family detached homes closed escrow during January 1996 on a seasonally-adjusted, annualized basis, up 4.3 percent from a revised annualized rate of 450,320 homes sold in December 1995.

- The January sales pace jumped 17 percent from the January 1995 annualized rate, when 401,510 homes were sold. The annualized figure represents what would be the total number of homes sold during 1996 if sales occurred at the January pace throughout the year. It is adjusted to account for seasonal factors which influence home sales.

- The statewide median price of an existing, single-family detached home sold during January 1996 was \$174,590, down 0.4 percent from \$175,370 in December 1995.

- The January median price was down 1.6 percent from January 1995, when the median-priced home sold for \$177,420.

- C.A.R.'s statewide Unsold Inventory Index was 10.6 months in January 1996, up from 8.8 months

in December 1995, but down 12.9 months in January 1996. Index measures the months it would take to supply of homes on the current rate of sales.

- Statewide, closed escrow of condominiums decreased 1 percent during January 1996 from December 1995 sales level.

- The median price of a condominium was \$133,820 in January 1996, up from \$133,660 in December 1995, but down 4.9 percent from \$140,670 in January, 1995.

- The condo Unsold Inventory Index was 13.8 months in January 1996, up from 11.7 months in December 1995, but down 1.6 months in January 1995.

C.A.R.'s median price data for detached homes on reports from 90 Boards of Realtors around the state. Median price and sales based on a survey of 64 Boards.

Headquartered in Los Angeles, the California Association of Realtors is one of the largest associations in the United States with nearly 100,000 members dedicated to the advancement of professionalism in real estate.

YOUR WEEKEND GUIDE OPEN HOMES

OAKLAND Open Sunday 2-4:30 pm

- 101 ALPINE, Claremont Pines, 4bd/3 1/2ba new luxury home \$789,000
Mason-McDuffie 339-9290, J. Garcia 869-4211
- 11925 SKYLINE BL, Hillcrest Estates 5bd/3 1/2ba, bay view \$729,000
The GRUBB Company, Judy Rankankan 339-0400
- 5940 BUENA VISTA, Upr Rockridge 5/3, new, architect design, vw \$725,000
Pacific Union, Patti Scott 339-6460
- 5981 GIRVIN DR, Pied Pines 4+bd/3ba, new avant-garde, quality \$690,000
Better Homes, D. C. Hodges 531-7667
- 1260 GRAND VIEW DR, Claremont Hts superb new 4+bd, sep.office \$675,000
Wells & Bennett, Marie Kenaga 531-7000
- 9067 BROADWAY TER, Montclair, Just listed! new w/lg formal rms \$659,000
Coldwell Banker, George Karsant 339-1174
- 888 MOUNTAIN BL, Montclair 3+bd/2+ba, new listing! huge den, yd \$599,000
Pacific Union, Vicki Woodhead 339-6460
- 1955 MANZANITA, Montclair, luxurious 4bd/3ba contemporary \$589,000
Mason-McDuffie 339-8888, H. Converse 869-4212
- 14 CLIPPER HILL, Spectacular lg home 4/3, FDR, prime location \$585,000
Coldwell Banker, Ollie Hammerel 339-1174
- 56 SHERIDAN, Rockridge 5bd/4ba fab new construction! see it! \$567,000
Mason-McDuffie 428-0900, Mavis Delacroix 658-6332
- 5914 BRUNS CT, Montclair 4+bd/3+ba, \$reduced! aupair, chefs kit \$559,000
Pacific Union, Joan Daniel 339-6460
- 6115 MARGARITO, Upr Rockridge 4bd/2+ba, gourmet kit, lndscpd \$534,000
Coldwell Banker, Ken MacDonald 339-1174
- 13506 CAMPUS DR, 4bd/2ba Ridgmont, 2-story, 3 frpls, canyon vw \$525,000
Gadsby & Associates, Millie 748-5300 SUNDAY 2-4
- 5951 CHELTON DR, Montclair rustic, elegant, 3 frpls, private setting \$525,000
The GRUBB Company, Bonnie Hirsch 339-0400
- 5253 HARBOR DR, Upper Rockridge 4bd/3 1/2ba, views, in-law apt \$499,500
Coldwell Banker, Jerilyn Babington 547-1516/746-2021 V.M. SUNDAY 1-4
- 5815 BRISTOL DR, Hiller 3+bd/3+ba, new, lv yd, bay view \$499,500
Better Homes, Ed Lindorfer 531-8401
- 6307 BROOKSIDE AVE, Upr Rockridge stunning Med, 4/3, garden \$499,000
The GRUBB Company, Anian Tunney 339-0400
- 6887 CHAMBERS DR, Montclair 3bd/2+ba, kit/fam rm, 3 frpls, lv yd \$495,000
Pacific Union, Ann Nichols 339-6460
- 5744 BUENA VISTA, Rockridge 3bd/2+ba w/SF vw, elegant terrace \$495,000
Mason-McDuffie 428-0900, Margaret Wade 644-5445
- 64 SCHOONER HILL, Hiller, new luxury 4/3 1/2 twmsh, 3200 sq ft \$489,000
Mason-McDuffie 339-8888, Annick da Costa 466-5597
- 5850 PINEWOOD, 4bd/2+ba on large lot, quiet neighborhood \$485,000
Gallagher & Lindsey, Nick 748-1804 SUNDAY 2:30-5
- 37 BAY FOREST CT, Luxury at bargain \$, 3+bd, library, aupair \$479,000
Red Oak Realty 527-3387 X209 SUNDAY 2-5
- 6905 EXETER DR, Pied Pines 4+bd/3 1/2ba, 1st open! custom, view \$469,000
Better Homes, D. C. Hodges 531-7667
- 6636 EXETER DR, New 4bd/2+ba trad'l, kit-great rm opens to lv yd \$449,000
Wells & Bennett, David Hennigan 531-7000
- 5680 AMY DR, Just listed, 4bd/3ba, fam rm w/frpl, Upr Rckrdge \$449,000
Coldwell Banker, Michael Thompson 339-1174
- 4326 VIEWCREST CT, 5bd/3ba pano bay vw, lv yd, family room \$445,000
Mason-McDuffie, Judy Farrell 428-0900
- 3299 BRUNELL, Montclair, 4+bd/2+ba urban estate! price reduced \$419,000
Mason-McDuffie 339-9290, G. Boomer 869-4202
- 6016 CHABOLYN, 4bd/3ba, one of a kind architectural jewel! \$419,000
Mason-McDuffie 428-0900, Elisabeth Belle 644-5452
- 1909 OAKCREST, Upr Oakmore 3/2+ba charming trad'l, lv yd \$419,000
Better Homes, Martha Shin 531-8643
- 510 GRAVATT DR, Claremont, dramatic new 3/3, gourmet kitchen \$419,000
Coldwell Banker, Darcy Diamante 339-1174
- 2646 CAMINO LENADA, P. Pines, 3bd/2+ba, hwdws, garden, patio \$389,000
The GRUBB Company, Elizabeth Dickson 339-0400
- 5700 GLENBROOK, Claremont Pines trad'l, fam rm w/frpl, 3b/2+ba \$389,000
The GRUBB Company, Kurt Buchholz 339-0400
- 6100 RIDGEMONT DR, 2700 sq ft, dramatic floor plan, 3+2/3, 3 frpl \$389,000
Coldwell Banker, Sherry Benninger 339-1174
- 1877 GRANDVIEW, Hiller 3b/3b elegant end unit, SF/GG vws, patio \$379,950
Pacific Union, Donna Costella 339-6460
- 6935 SNAKE RD, Montclair 3bd/3ba, GG bridge view, deck \$379,000
Pacific Union, Kathy Flynn 339-6460

- 6164 BULLARD, Montclair 4bd/2ba, hwdws, French doors, jacuzzi \$379,000
Coldwell Banker, Joan Afford 339-1174
- 4833 PROCTOR AVE, Rockridge stylish new 3/2 1/2, hwdw floors \$369,000
The GRUBB Company, John Karnay 339-0400
- 6125 ASPINWALL, Montclair 4b/4b, 2 lms, adjoining lot available \$367,000
Manhattan Real Estate 444-5300
- 5801 PRESLEY WAY, Rockridge 3bd/2b well kept trad, walk BART \$359,000
Pacific Union, Francis Heath 339-6460
- 8767 SKYLINE BLVD, New listing, sunny 3bd/2+ba, bay view \$349,000
Red Oak Realty 527-3387 X110 SUNDAY 2-4
- 6916 BRISTOL DR, Claremont Hts 4bd/3ba 3000 sf contemporary \$345,000
Mason-McDuffie 834-2010, Ray Pruitt 287-5904
- 6916 BRISTOL, 4bd/3ba 3000 sq ft contemp, best buy on hill! \$345,000
Mason-McDuffie 834-2010, Ray Pruitt 287-5904
- 223 TAURUS AVE, Bay & bridge views! 4bd/3 1/2ba, balcony, FDR \$344,900
Harbor Bay Realty, Anna Woo 865-4340 SUNDAY 1-4
- 6650 MOORE DR, Montclair 4bd/3ba lv-in contemporary, corner lot \$339,000
Pacific Union, Chuck Corwin 339-6460
- 6806 PASO ROBLES, Montclair 3+bd/2ba updated ranch, family rm \$339,000
Pacific Union, Teri Carlisle 339-6460
- 4071 OAKMORE RD, Oakmore 3+bd/2+ba Tudor, 2 decks, hot tub \$329,000
Pacific Union, Dick Cohen 339-6460
- 527 CROFTON AVE, 3bd/2ba English trad, new baths, huge lot \$325,000
Better Homes, Steven Biasatti 339-6160 X239
- 5862 CHABOT CT, Rockridge, 3+bd/1+ba charming hm + sep studio \$319,000
Better Homes, M. J. McConville 339-4000
- 6924 COLTON BL, Spacious 4bd/2ba, intimate appeal, hwdw floors \$319,000
Coldwell Banker, Del M. Orr 339-1174
- 744 MCKINLEY AVE, Haddon Hill 4bd/2ba Med w/old world charm \$319,000
Coldwell Banker, Sherry Benninger 339-1174
- 935 WARFIELD, Large 4bd/2ba, good location, spa, yard \$315,000
Mason-McDuffie, Paul Merriweather 834-2010
- 1515 TRESTLE GLEN, 3+bd/2ba just listed! restored Fr Normandy \$309,000
Mason-McDuffie 834-2010, Dolores Thom 763-4060
- 6709 THORNHILL DR, Montclair 3bd/2+ba, 1st open, family rm \$304,500
Better Homes, Julie Renalds 339-8400 X246
- 2634 CHARLESTON ST, Lincoln Hts 3bd/2ba, new listing! custom \$304,500
Better Homes, Rachel Baller 330-3860
- 1427 BARROWS DR, Crocker 4b/2b stylish trad, updt'd kit/baths \$299,500
Pacific Union, Dee Knowland 339-6460
- 6655 MOORE DR, Piedmont Pines 3bd/2ba, gigantic multipurpose \$299,500
Better Homes, Ken Ferrell 814-9036
- 4338 TERRABELLA, Redwood Hts 3bd/2+ba, best view/best price! \$299,000
Mason-McDuffie 339-9290, C. Boze 869-4203
- 300 CAPRICORN, Montclair 3+bd/2ba and sep studio/office, deck \$295,000
The GRUBB Company, John Karnay 339-0400
- 51 CHELTON LANE, Montclair trad, 3bd/2ba, garden entry, decks \$295,000
The GRUBB Company, Wendy Gardner 339-6460
- 73 TEMPLAR PLACE, Upr Rockridge 3/2 all level ranch, cul-de-sac \$295,000
Pacific Union, Wendy Gardner 339-6460
- 5589 LAWTON AV, Nw listing! 2b/1b remodeled Rckrdge bungalow \$294,500
Lawton & Associates, Ron 547-5970 SUNDAY 1-5
- 6627 GUNN DR, 3bd/2ba, affordable Montclair living, 2-car garage, \$289,000
romantic woodsy setting, alfresco dining on deck! BMW R.E. 800-392-8115
- 1261-63 EXCELSIOR, Glenview duplex, 1st open, 4/2+, 2+1, income! \$289,000
Mason-McDuffie 339-9290, G. Boomer 869-4202
- 6201 AUBURN AVE, Rockridge trad'l, light/bright, large garden \$289,000
The GRUBB Company, Kathleen Callahan 339-0400
- 20 MASONIC PL, Upr Rckrdge, new on market! 2/2, den, bay views \$285,000
Coldwell Banker, Michael Thompson 339-1174
- 4062 LINCOLN AVE, 4bd/2+ba, the most house for the \$, nw & vw \$285,000
Mason-McDuffie 834-2010, Lois Harris 287-2521
- 6539 HEATHER RIDGE WY, Fab "log cabin", woodsy setting, 3/2 \$279,000
Marvin Gardens, Richard 287-8764 SUNDAY 2-4
- 7600 MOUNTAIN BL, Oakland Hills 3b/2b, includes rental cottage \$279,000
Better Homes, Helen Nicholas 339-4000
- 6995 PASO ROBLES, Montclair 4bd/2ba, rec room, newly painted \$279,000
Coldwell Banker, Ollie Hammerel 339-1174
- 5852 OCEANVIEW DR, Rockridge, 2bd + office space, updt'd kit/ba \$279,000
Coldwell Banker, Vicky Faulk 339-1174
- 4811 TRINIDAD AVE, 3bd/2ba, hot tub, view, lots more, grt value! \$269,000
Bob 376-6147 SUNDAY 1-5

- 1948 OAK CREST, Upr Oakmore 3bd/2ba w/grt family style kitchen \$269,000
Better Homes, Harry Kress 339-8400
- 93 CLAREWOOD, Rockridge 2+bd/2 1/2ba luxury living, tree view \$269,000
Better Homes, Sue Williams 482-5077
- 6650 ARMOUR, Montclair 3bd/2ba \$269,000
Coldwell Banker, Mamoud Moktari 486-1495
- 3135 LEONA, 3bd/2+ba, vaulted ceiling, frpl, decks, peaceful vws \$269,000
Mason-McDuffie, Darrin Tinsley 834-2010
- 5552 KALES, Rockridge duplex, prime locale, nr College Ave/BART \$269,000
Coldwell Banker, Don Coelho 339-1174
- 10840 CAMERON AVE, 3bd/2ba, hwdws, gardens, deck, pool, spa \$269,000
Wells & Bennett, Mary Neuberger 531-7000
- 3933 LYMAN RD, Oakmore 3bd/1+ba, well maintained, hwdw, hill w/ \$269,000
Pacific Union, Sandi Klemmer 339-6460
- 6621 GUNN DR, Montclair, quiet peaceful area, 3bd, family rm \$269,000
The GRUBB Company, Sandra Vogl 339-0400
- 2581 EL CAMINITO, Priced to sell! Montclair 3/2, skylites, deck \$269,000
Coldwell Banker, Adriana Giacomelli 339-1174
- 842-842A WALKER, Grand Lake 2 units, 2bd w/frpl up, 1bd down \$269,000
Owner 834-8768 SUNDAY 11-5 & MONDAY 2-5 5% DOWN
- 3834 BEAUMONT, Glenview, 1st open, big, clean 4bd/2ba trad'l \$269,000
Mason-McDuffie 339-9290, L. Clarke 869-4210
- 2315 ARROWHEAD DR, Montclair cosmetic fixer, 3/2, good space \$269,000
Pacific Union, Kirk Phillips 339-6460
- 4033 LINWOOD, 3bd craftsman, frml dining, remod kit/bath, garage \$269,000
Martino Real Estate, Broker 523-9300 SUNDAY 2-4
- 3616-18 FRUITVALE, Dimond duplex, 2/1 each, super cute garden \$269,000
Mason-McDuffie 339-9290, G. Boomer 869-4202
- 1400 FERNWOOD DR, Montclair 2bd/1ba cottage, hwdws, new paint \$269,000
Pacific Union, Joan Dark 339-6460
- 4014 WATERHOUSE, Oakmore, just listed! Big sunny 2+bd/1ba \$269,000
Mason-McDuffie 339-9290, G. Boomer 869-4202
- 4017 HARDING WY, Oakmore 3/1 + storybook hm, delightful garden \$269,000
Mason-McDuffie 834-2010, Adrienne Nash 763-4060
- 5086 KEARNEY, Pied Pines new listing! 1800sf, ofc, FDR, pvt patio \$269,000
Mason-McDuffie, Kate Castle 339-9778
- 268 MARLOW DR, 3/2+ trad'l, Sheffield Village, lg remod kit \$269,000
Coldwell Banker, John Nielsen 339-1174
- 4888 SHETLAND, Grass Valley, 3bd/2ba family home in the hills \$269,000
Better Homes, Rosemary Greene 339-4000
- 4509 MORAGA, Close to Piedmont Ave & Rockridge, 3bd/2ba \$269,000
Mason-McDuffie 339-9290, P. Cornford 869-4213
- 6400 PINEHAVEN, Montclair 3/1, quiet, secluded creek nr Village \$269,000
Mason-McDuffie 428-0900, Judith Glass/Shelita Baines 644-5412
- 6660 HEARTWOOD DR, Montclair 2bd/1ba, 90's euro renewed \$269,000
Better Homes, Hal Castle 339-9778
- 877 STANFORD AV, 4bd/2b ranch, huge backyd, kit/fam rm comb \$269,000
easy commute access, Realty World, Sylvia Young 308-0184
- 45 MERRIWOOD CIRCLE, 2bd/1ba hideaway in hills, canyon view \$269,000
Better Homes, Julie Hastings 339-4000
- 3924 ROBLEY TER, Off Pied Ave, 2+bd/1ba, hwdws, lg kit, bsmt \$269,000
Wells & Bennett, Frank Hennefer 531-7000
- 3815 ELSTON AVE, Glenview 1st Open! bright, sunny 2bd, FDR \$269,000
Wells & Bennett, Nancy Novick 531-7000
- 528 HADDON RD, China Hill 4bd/2ba, frml DR, hwdws, remod kit \$269,000
Better Homes, Hal Marcus 339-4000
- 6424 PINEHAVEN DR, Montclair 2bd/1ba, charming! rm to expand \$269,000
Pacific Union, Bill Weissberg 339-6460
- 1570 EXCELSIOR AVE, Glenview 2bd/1ba, delightful, charm, lv yd \$269,000
Better Homes, Carolyn Hartley 339-4000
- 3644 VIRDEN, Redwood Hts, 2bd/1ba, cheaper than rent! grt views \$269,000
Better Homes, M. J. McConville 339-4000
- 4100 MALCOLM, Chabot Park new listing! 2+bd/1+ba ranch \$269,000
Mason-McDuffie 339-9290, G. Boomer 869-4202
- 441 RICH ST, Temescal, new listing, 2bd craftsman, frml dining, lg \$269,000
kitchen & yard, built-in, oak flrs, fireplace, Owner 654-0383
- 462 RICH ST, Temescal 2bd/1ba split level, lovely private garden \$269,000
Pacific Union, Sandi Klemmer 339-6460
- 2924 CALIFORNIA, Laurel, new listing! 2/1, charm! great area \$269,000
Mason-McDuffie 339-8888, P. Mitchell 869-4234
- 2551 FERN ST, Maxwell Park 3bd/1ba, plants galore!, dbl lot, view \$269,000
Better Homes, Arnold Mueller 339-4000

To place a listing in the Open Home Guide, please call 339-4046.

DEADLINE: Tuesday, 5:00 p.m.

Understanding both closing and title costs makes home purchase easier

The day you go to the title or escrow company, sign your name on the dotted line, hand over a check to prepare to take ownership of your new home is certainly a big day in your life.

It's also the day that you and the lender will pay "closing" or settlement costs, an accumulation of separate charges paid to different entities for the professional services associated with the buying and selling of real property. It's too often a day filled with uncertainty and stress.

Here are some of the questions most commonly asked about title, closing and closing costs.

Q. What services will I be paying for when I pay closing costs?

A. You will usually be paying for such things as real estate commissions, appraisal fees, loan fees, escrow charges, advance payments such as property taxes and homeowners insurance, title insurance premiums, pest inspections and more.

Q. How much should I expect to pay in closing costs?

A. The amount you pay for closing costs will vary; however, when buying your home and obtaining a new loan, an estimate of your closing costs will be provided to you by the Real Estate Settlement Procedures Act (RESPA) after you submit your loan applica-

tion. This disclosure provides you with a good-faith estimate of what your closing costs will be in the real estate process. An itemized list of charges will be prepared when you close your transaction and take title to your new property.

Q. Can I pay for my closing costs in installments?

A. No, and it is easy to understand why. Many different parties will have fulfilled their responsibilities and be awaiting payment upon closing. The title or escrow company will disburse monies to those parties, pursuant to the escrow instructions, when funds are available.

Q. Will I be allowed to write a personal check to cover my closing costs?

A. Your closing funds should be in the form of a cashier's check, issued by a California institution, made payable to the title company or escrow office in the amount requested. A personal check may delay the closing or may be unacceptable to the title or escrow company. An out-of-state check could also cause a delay in your closing due to possible delays in clearing the check.

Q. Does the law require the purchase of title insurance when I buy or refinance a home?

A. No. However, virtually all lenders require title insurance for

the face amount of their deed of trust, whether purchase or refinance. Prudent owners also value the protection afforded by the payment of the one time title insurance premium.

Q. How much can I expect to pay for title insurance?

A. This point is often misunderstood. Although the title company or escrow office usually serves as a meeting ground for closing the sale, only a small percentage of total closing fees are actually for title insurance protection.

Your title insurance premium may actually amount to less than one percent of the purchase price of your home, and less than 10 percent of your total closing costs. The title policy is good for as long as you and your heirs own the property with the payment of only one premium.

Q. Who will pay for title insurance charges, the buyer or the seller?

A. Surprisingly, "who pays" is not uniform from county to county in California. In some counties the buyer will pay while in others the seller will pay. In other counties the seller will pay for the owner's title policy and the buyer will pay for the lender's policy. But in every case the question of who pays closing costs is a matter of agreement between the buyer and seller. Usually this agreement is based on the cus-

tomary practice in your county.

Q. Why are separate owner's and lender's title insurance policies issued?

A. Both you and your lender will want the security offered by title insurance.

Your home is an important purchase, and you will want to be certain your home is yours, all yours. Title insurance companies insure your rights and interests in order to protect you against claims. Your lender is looking to insure the enforceability of their lien on your property and marketability. What is meant by "marketability?" Well, we in California have long been importers of mortgage money. Local lenders will "originate" a loan here, and, often, sell it to an out-of-state investor. This investor, who may never see the property, needs to know that he has a valid and enforceable lien. Title insurance is the way of making certain. Without a current title policy, the loan is essentially unmarketable.

Q. What does my title dollar pay for?

A. Title insurers, unlike property or casualty insurance companies, operate under the theory of "risk elimination." Risk elimination can only be accomplished after an intensive period of risk identification. Title companies spend a high percentage of their operating rev-

enue each year collecting, storing, maintaining and analyzing official records for information that affects title to real property.

The issuance of a title insurance policy is highly labor-intensive. It is based upon the maintenance of a title "plant" or library of title records, in many cases dating back over 100 years. Each day, recorded documents affecting real property are posted to these plants so that when a title search on a particular parcel is requested, the information is already organized for rapid and accurate retrieval.

Trained title experts are able, with the aid of their extensive title plants, to identify the rights others may have in your property, such as recorded liens, legal actions, disputed interests, rights of way or other encumbrances on your title. Before closing your transaction, you can seek to "clear" those encumbrances which you do not wish to assume.

The goal of title companies is to conduct such a thorough search and evaluation of public records that no claims will ever arise. Of course,

this is impossible—we live in an imperfect world, where human error and changing legal interpretations make 100 percent risk elimination impossible. When claims do arise, title insurance companies have professional claims personnel to make sure that your property rights are protected pursuant to the terms of your policy.

To conclude, when you pay for your title insurance policy, you are paying for a team of professionals who have worked together to deliver you a title insurance policy which represents protection for your ownership of real property.

Q. To Whom can I look for straight answers on title, closing and closing costs?

A. Title or escrow company personnel are available to review and explain your title policy and your closing statement. Should you still have further questions or need legal or tax advice, your title or escrow officer can help by referring you to the proper source for your answer. Remember, the title or escrow officer is not a legal counsel and cannot give you legal advice.

Wausau holds 203(k) seminar

Wausau Mortgage Corp. announces Charles Patton's free 203k mortgage workshop/Rehabilitate for Profit or Equity with a Proven Prod-

uct, Tues., March 19, 7 to 9 p.m., 21060 Redwood Road, Suite 110, Castro Valley. Call (800) 801-1320 ext. 240 for times and locations.

YOUR WEEKEND GUIDE OPEN HOMES

600 CARMEL, 2bd/1ba, charming, spacious, private yard \$174,000
Hill Homes, Victor Fierro 339-8400

622 TRUMAN, 1st open! 3/2, 1900+sf, rumpus w/wet bar, 2-car gar \$169,000
Hills & Bennett, Noll Davis 531-7000

622 PATTERSON, Laurel, bright & sunny 3bd, large yard \$166,950
Mason-McDuffie 339-9290, J. Resor 869-4243

673 MIAMI CT, Glenview cul-de-sac, charming shingle, 2bd/1ba, \$164,950
Hills & Bennett, Noll Davis 531-7000

686 RAMPART ST, 2bd starter nr Mormon Temple, hdwds, yd, dk \$159,900
Hills & Bennett, Don Dunning 531-7000

684 55TH STREET, 2 houses, 2bd & 1bd, both good condition \$159,000
Hills & Bennett, Don Dunning 531-7000

684 WILSON, Dimond, spacious tudor, 2+bd/1ba, 1st open! \$159,000
Mason-McDuffie 339-9290, G. Boomer 869-4202

684 MILLSBRAE, 3bd/2ba nr Mills College, mstr suite, frml dining \$159,000
Hills & Bennett, Don Dunning 531-7000

684 MANDANA, 3bd/1+ba \$159,000
Hills & Bennett, Don Dunning 531-7000

684 MIDVALE, Laurel, cute 2/1 traditional, gardener's delight! \$155,000
Mason-McDuffie 339-9290, G. Boomer 869-4202

684 ROBERTS, Maxwell Park 3/1, totally charming, upgradee \$154,500
Hill Homes, Anita Weyl 746-1949

684 LAIRD, Remodeled 3bd/1+ba, termite clearance, move int \$153,000
Hill Homes, Ronda Bickley 769-1606 SUNDAY 2-4

687 CALIFORNIA ST, Laurel 2bd/1ba grt starter bungalow, hdwds \$149,000
Hill Union, Nancy Chew 339-6460

687 43RD ST, 3bd/1ba updated, spacious, clean, move in now! \$149,000
Hills & Bennett, George 748-5300 SUNDAY 2-4

687 44TH ST, 2bd/1ba HUD 203K program, new renovation, lg yd, \$145,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

687 MADERA, Maxwell Pk just listed! 2/1, tile/oak kit, frplc, hdwds, \$139,900
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

687 69TH ST, Overimproved 2bd/1ba, great price! \$132,000
Mason-McDuffie 339-8888, D. A. Hammond

687 OAKLAND AVE #203, Great 2bd/1+ba large condo, balcony \$125,900
Hills & Bennett, Donna Conroy 531-7000

687 OAKLAND AVE #1A, Piedmont border smashing 2/2, FDR, den \$119,500
Mason-McDuffie, Herman Luna 428-0900

687 HOLLYWOOD, Upr Glenview 2bd/1+ba condo w/fireplace \$119,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

687 MADERA, 1bd/1+ba with 3 plus rooms, large lot \$115,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

687 JEAN ST #201, Sunny 2bd/2ba condo nr Oakland Rose Garden \$109,000
Hills & Bennett, Sharon Hammond 531-7000

687 EL DORADO #304, New listing! luxury top corner 1bd/1ba condo, \$84,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

687 BAYO VISTA, Roomy affordable condo, nr shops, Kaiser \$86,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

687 JAYNE AVE #101, Sunny 2bd/1ba condo, parquet flrs, grt price \$97,000
Hills & Bennett, Stan Hammond 531-7000

ALAMEDA Open Sunday

687 INVINCIBLE CT, Marina 2/2 twrhm, water's edge, marine vistas \$289,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4:30

ALBANY Open Sunday

687 HILLSIDE, Albany 3bd/2+ba \$245,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

687 STANNAGE AVE, Spacious 2bd/1+ba w/remod kit/bath, lg bsmt \$239,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

687 WASHINGTON, Immaculate MacGregor, 2bd/1+ba, office/den \$229,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4:30

687 TAYLOR, 2bd/1ba light & airy! fireplace \$175,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

BERKELEY Open Sunday 2-4:30 pm

687 HILLCREST CT, Claremont trad'l, library, 4bd, formal dining \$749,500
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

687 STEPHENS WAY, Berk/Oak, pano vws, new 5+4, 2 levels, yard \$749,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

687 DEVON WAY, off Norfolk Rd, Claremont Renaissance! Views! \$695,000
Hill Union, Janet Greens 450-0500 SUNDAY 2-4

159 EL CAMINO REAL, Berk Uplands, 4bd/2+ba, luxury mstr retreat \$599,000
Coldwell Banker, Ruth Lockhart 339-1174

1153 KEELER AVE, New listing! secluded 4+2/2 w/pno views \$529,000
Templeton Company, Nancy Lee Noman 652-2133 X124

758 SPRUCE, 4bd/3ba \$525,000
Coldwell Banker, Nina King Luce 486-1495

2793 BENVENUE, 5+bd/4ba \$525,000
Coldwell Banker, Gilda/Cheryl 486-1495

682 SANTA BARBARA, 3+bd/2+ba \$499,000
Coldwell Banker, Chris Cohn 486-1495

725 SPRUCE, Berkeley 4bd/2ba \$445,000
Coldwell Banker, Lydia Melsen 486-1495

745 WOODHAVEN, Price reduced! 4bd home with fam room, pool \$395,000
Templeton Company, Bebe McRae 652-2133 X145 SUNDAY 2-4

1005 KEITH, Stunning 3+bd/2ba craftsman, spacious, bay views \$395,000
Marvin Gardens, Tricia Swift 875-8758

927 CRESTON RD, Charming brown shingle, 3/3, hdwds, pvt garden \$395,000
The GRUBB Company, Angela Wei Grubb 339-0400

587 SANTA CLARA, N. Berk 3bd/1+ba colonial, FDR, remod kit \$379,000
Better Homes, Mark Attarha 339-4000

449 BOYNTON, Warm & gracious 3bd/2+ba, den, sunroom, view \$375,000
Red Oak Realty 527-3387 X134

1665 VISALIA, 3+bd/2ba, double lots, creek setting, views \$359,000
Red Oak Realty 524-2523 SUNDAY 2-4

3148 CLAREMONT AVE, 3bd/2ba traditional, 1/1 on entry level \$335,000
Templeton Company, Kevin Donahue 652-2133 X141 SUNDAY 2-4

30 POPLAR, Berkeley 3+bd/2ba \$335,000
Coldwell Banker, Tricia Swift 486-1495

2796 BUENA VISTA VY, Custom bld Roger Lee view hme, 1/3 acre \$331,000
Thornwall Properties, Kathryn Hill 848-1950 X242 SUNDAY 2-4

1304 BAY VIEW PLACE, 2+bd/2ba \$300,000
Coldwell Banker, Jeanne McHugh 486-1495

565 THE ALAMEDA, 2bd complete remodel with nice views!! \$299,500
Re/Max of SF, Clay Duncan 415-242-7000

2063 LOS ANGELES, 2bd/1+ba elegant crtsmnl FDR, walk shops \$285,000
Pacific Union, R. Gould 339-6460

2389 HILGARD, 3bd/2+ba \$279,000
Coldwell Banker, Linda Gerson 486-1495

2245 PRINCE ST, Cheerful cottage, frpl, hdwds, nr Halcyon Park \$225,000
Wells & Bennett, Jackie Carter 531-7000

1326 MLK, 3bd/1ba, great No. Berkeley location, huge yd, nw paint \$225,000
Mason-McDuffie 834-2010, Susan Casqueiro 288-7571

1330 BURNETT, Artist's 2bd victorian, sep. art studio, +1bd apt, gdn \$225,000
Marvin Gardens, Terry 841-3286 SUNDAY 2-5

1635 SCENIC #5, 2bd/1ba \$225,000
Coldwell Banker, Linda Goldman 486-1495

2644 ELLSWORTH ST, 2bd/1ba Victorian jewell remod kit/ba, FDR \$210,000
Pacific Union, Joanna Gould 339-6460

2006 ROSE, 2+bd/1ba \$199,000
Coldwell Banker, Heidi Long 486-1495

2029 CHANNING, 2bd city homes, new bldg, nr UC/BART/shops \$159,000
Red Oak Realty 527-3387 X110 SUNDAY 2-4

1412 8TH ST, Berkeley 2bd/1ba \$149,000
Coldwell Banker, Melissa Lyckberg 486-1495

EL CERRITO Open Sunday

111 SEAVIEW DR, Stunning 3bd/2ba, custom built home, SF view, \$329,500
near Fairmont shops. Locators Realty, Sil 232-0281 SUNDAY 2-4:30

5424 SILVA AVE, 4bd/2ba contemp on 1 level, lg yd, creek setting \$319,950
and privacy, \$ reduced! Locators Realty, Franca 232-0281 SUNDAY 2-4:30

KENSINGTON Open Sunday

263 STANFORD, Kensington 3bd/1+ba \$279,000
Coldwell Banker, Jane Ishibashi 486-1495 SUNDAY 2-4:30

297 PURDUE, 2bd/1ba painted in/out, refinished hdwd floors \$229,900
Red Oak Realty 527-3387 X186 SUNDAY 2-4

LAFAYETTE Open Sunday

640 GLENSIDE DR, 4bd/2+ba, hdwds, frpl, pool hse, studio & ofc \$487,000
Ellie Bowden & Associates, 284-1101 X340 SUNDAY 1-5

PIEDMONT Open Sunday 2-4:30 pm

316 SEA VIEW AVE, Exquisite 4bd/3+ba tudor in ideal location \$1,495,000
Mason-McDuffie 428-0900, Carole Berger 644-5499

191 ESTATES DR, 4bd/3+ba English tudor, bay view, gardens \$1,295,000
The GRUBB Company, Marion Schwartz 339-0400

11 SCENIC AVE, Exquisite detailing, landscaped grounds, library \$998,500
The GRUBB Company, Connie Rogers 339-6460

110 SEAVIEW AVE, Classic colonial, gourmet kit, 5/3+1, ofc/aupair \$799,000
The GRUBB Company, Mindy Scott 339-0400

58 WILDWOOD GARDENS, 4+bd/3ba, reduced! details! gardens \$789,900
Pacific Union, Roselle Woods 339-6460

64 BELLEVUE AVE, Gorgeous trad, 4bd up, library, lv out garden \$769,000
The GRUBB Company, Josephine O'Shaughnessy 339-0400

676 BLAIR, 5bd/5ba w/pno view, pool, central Piedmont \$749,000
Mason-McDuffie 428-0900, H. Chew 644-5422

33 PIEDMONT CT, 4bd/3ba elegant trad, family rm, central location \$729,000
Pacific Union, Martha Holstlaw 339-6460

407 PALA AVE, Golden Gate/bay vswl fam rm & sun rm, 4/2+1, gdn \$725,000
The GRUBB Company, Katherine Cooper 339-0400

650 BLAIR AVE, 3+bd/2+ba, decorator perfect! lovely gardens \$715,000
Pacific Union, Georgia Cornell 339-6460

21 PARK WAY, Elegant 3-story trad, 5+bd, frml living/dining, library \$699,000
The GRUBB Company, Linda McClain 339-0400

12 ALTA AVE, Formal dining/gracious living, kit/bkfst rm, garden \$699,000
The GRUBB Company, Jean Simmons 339-0400

34 LASALLE AVE, 3bd/2ba, new listing! all level, new kit/baths \$629,000
Pacific Union, Helen Danhaki 547-5750

1119 WARFIELD AV, Exquisitely updated 4bd/3ba Mediterranean, \$564,000
granite chefs kitchen. Owner 832-1012, Will cooperate. SUNDAY 2-5

101 DALE AVE, 3bd/2+ba 2-story trad, newer kit, lg yard & deck \$549,000
Pacific Union, Debi Fitzgerald 339-6460

10 BONITA AVE, 3bd/1+ba new listing! charming craftsman, yard \$549,000
Pacific Union, Dee Dee Bonham 339-6460

1 MESA, Gracious, elegant 4bd/2+ba w/4 real bedrooms!! \$519,000
Mason-McDuffie 428-0900, Nancy Lehrkind 653-8092

214 RICARDO AVE, Just listed! sunny 3bd/1b, nw kit, retrofitted \$339,000
The GRUBB Company, Debra J. Dryden 339-0400

1063 RANLEIGH, Attractive 3bd/1ba, light, best value! \$329,000
Mason-McDuffie 428-0900, Nancy Moore 644-5488

RICHMOND Open Sunday

1812 SANTA CLARA, R Annex 3bd/1+ba, den, frpl, enclosed yd \$159,500
Mason-McDuffie 834-2010, Karen Davis 869-4865 SUNDAY 2:30-5

SAN LEANDRO Open Sunday

1337 ADVENT, 3bd, added rec rm, landscaped front & back yard \$170,000
close to transportation. Progress Investment, Fred Lui 452-0348 SUNDAY 2-5

14695 BIRCH, 3bd/1ba Bonaire home, establ nghbrhd, corner lot \$166,900
Gadsby & Associates, Ning 748-5300 SUNDAY 2-4

15330 DEWEY ST, Washington Manor 2bd/1b, bonus room w/permit \$149,800
Re/Max in Motion, Louise Lovewell 351-5555 SUNDAY 1:30-4:30

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Take advantage of our

Thursday/Friday Rate

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Call 510-339-4046

by Tuesday 5 pm.

To place a listing in the Open Home
Guide, please call 339-4046.

DEADLINE: Tuesday, 5:00 p.m.

Area Home Sales

ALAMEDA
1022 Court St. - \$178,000
313 Fair Haven Rd. - \$250,000
3016 Fairview Ave. - \$261,500
1523 High St. - \$220,000
27 Invincible Ct. 14f - \$240,000
325 Kitty Hawk #114 - \$125,000
3220 Liberty Ave. - \$269,500
1518 Morton St. - \$220,000
2035 B Otis Dr. - \$125,000
1321 Webster, 318d - \$114,500

ALBANY
851 Solano Ave. - \$342,500
BERKELEY
1010 Allston Way - \$172,000
1849 Arctur St. B - \$262,000
1306 Bay View Pl. - \$550,000
6920 Bristol Dr. - \$293,500
2420 Browning St. - \$197,000
2238 California St. - \$193,500
1148 Cedar St. - \$205,000
1300 Channing Way - \$149,000
636 Colusa Ave. - \$297,000
1420 Curtis St. - \$186,500
78 El Camino Real - \$625,000
1445 Grizzly Peak - \$290,000
1161 Keith Ave. - \$350,000
2329 Oak St. - \$328,000
20 Oakvale Ave. - \$495,000
1201 Oxford St. - \$260,000
130 Panoramic Way - \$550,000
1821 San Pedro Ave. - \$265,000
2626 Warring St. - \$400,000

EL CERRITO
1840 Arlington Blvd. - \$230,000
134 Behrens St. - \$215,000
1352 Brewster Dr. - \$316,000
532 Colusa Ave. - \$205,000
1416 Elm St. - \$155,000
5408 MacDonald Ave. - \$270,000
EL SOBRANTE
819 Manor Rd. - \$187,000
4700 Whitesands - \$164,000
EMERYVILLE
6363 Christie, 2107 - \$283,000
KENSINGTON
264 Lake Dr. - \$210,000

OAKLAND
3536 Allendale Ave. - \$112,000
3826 Aqua Vista St. - \$150,000
3932 Ardley Ave. - \$240,000
5620 Balboa Dr. - \$385,000
6180 Broadway Ter. - \$275,000
3250 Butters Dr. - \$286,000
6565 Chelton Dr. - \$287,000
13170 Clairepointe - \$290,000

2014 Clemens Rd. - \$395,000
4109 Coolidge Ave. - \$254,000
2338 Dashwood Ave. - \$125,000
3235 E. 23rd St. - \$159,000
1369 E. 27th St. - \$148,000
5523 Estates Dr. - \$340,000
2668 Fisher Ave. - \$120,000
4834 Foothill Blvd. - \$150,000
69 Garland Ave. - \$118,000
3432 Guido St. - \$221,000
6847 Gunn Dr. - \$235,000
7550 Hansom Dr. - \$239,000
3529 Harbor View - \$187,000
67 Heritage St. - \$220,000
5904 Hilton St. - \$129,500
1218 Hollywood #1 - \$170,000
556 Kenwyn Rd. - \$156,500
27 Kingwood Rd. - \$330,000
200 Lakeside Dr. - \$137,500
937 Larkspur Rd. - \$525,000
7100 Lockwood St. - \$119,000
3320 Loma Vista - \$159,000
3874 Lyman Rd. - \$300,000
2629 MacArthur - \$109,000
541 Mandana - \$225,000
740 Mandana - \$224,000
834 Mandana - \$379,000
5440 Manila - \$250,000
3269 Maple Ave. - \$120,000
10555 Mark St. - \$170,000
3021 Maxwell Ave. - \$180,000
4156 Montgomery St. - \$225,000
5879 Morpeth St. - \$387,000
6156 Ocean View - \$396,000
407 Orange St. 210 - \$76,500
4156 Rampart St. - \$168,000
701 Rosal Ave. - \$250,000
6021 San Pablo - \$162,500
81 Teralynn Ct. - \$245,000
6669 Thornhill Dr. - \$295,000
1630 Trestle Glen - \$307,000
7530 Valentine St. - \$159,000
4405 West St. - \$105,000
4424 Worden Way - \$182,000
49 Yosemite Ave. - \$290,000

PIEDMONT
522 Blvd. Way - \$475,000
73 Calvert Ct. - \$587,000
134 Dracena Ave. - \$655,500
64 Manor Dr. - \$310,000
1106 Ranleigh Way - \$349,000
106 Requa Rd. - \$1,040,000
79 Sandringham Rd. - \$842,000
16 St. James Dr. - \$627,000
SAN LEANDRO
1318 Belding St. - \$175,000

15984 Carolyn St. - \$145,000
540 Cascade Rd. - \$129,000
647 Cascade Rd. - \$120,000
14034 Corvallis - \$170,000
15563 Cranbrook - \$160,000
1510 Dennis Ave. - \$189,000
14479 Doolittle - \$120,000
843 Dutton Ave. - \$216,000
1289 Elgin St. - \$138,000
706 Estudillo Ave. - \$275,000
1997 Fairbanks St. - \$128,000
1040 Fargo Ave. - \$164,000
15595 Faris St. - \$187,000
15186 Fleming St. - \$164,000
632 Fountainhead - \$1,200,000
811 Juana Ave. - \$243,500
2720 Lakeview Dr. - \$275,000
1785 Lanier Ave. - \$165,000
16100 Maubert Ave. - \$155,000
263 Maud Ave. - \$170,000
515 McKinley Ct. - \$186,000
15364 Mendocino St. - \$213,500
3978 Monterey Blvd. - \$207,000
2046 Placer Dr. - \$200,000
1667 Purdue St. - \$168,500
13810 Rose Dr. - \$158,000
14602 Saturn Dr. - \$180,000
16563 Selby Dr. - \$265,000
15353 Sunnyhaven - \$213,000
15137 Swenson St. - \$150,000
2475 W. 113rd Ave. - \$275,000
16606 Winding - \$122,000
SAN LORENZO
16113 Hesperian - \$129,500
97 Paseo Grande - \$158,500
16125 Via Arroyo - \$139,000
17232 Via Del Rey - \$185,000

SALES STATS BY CITY
ALAMEDA
TOTAL SALES: 10
LOWEST PRICE: \$114,500
HIGHEST PRICE: \$269,500
AVERAGE PRICE: \$200,350
ALBANY
TOTAL SALES: 1
PRICE: \$342,500

BERKELEY
TOTAL SALES: 19
LOWEST PRICE: \$149,000
HIGHEST PRICE: \$625,000
AVERAGE PRICE: \$319,394
EL CERRITO
TOTAL SALES: 6
LOWEST PRICE: \$155,000
HIGHEST PRICE: \$316,000
AVERAGE PRICE: \$231,833
EL SOBRANTE
TOTAL SALES: 2
LOWEST PRICE: \$164,000
HIGHEST PRICE: \$187,000
AVERAGE PRICE: \$175,500
EMERYVILLE
TOTAL SALES: 1
PRICE: \$283,000
KENSINGTON
TOTAL SALES: 1
PRICE: \$210,000
OAKLAND
TOTAL SALES: 53
LOWEST PRICE: \$76,500
HIGHEST PRICE: \$525,000
AVERAGE PRICE: \$223,915
PIEDMONT
TOTAL SALES: 8
LOWEST PRICE: \$310,000
HIGHEST PRICE: \$1,040,000
AVERAGE PRICE: \$610,687
SAN LEANDRO
TOTAL SALES: 33
LOWEST PRICE: \$120,000
HIGHEST PRICE: \$1,200,000
AVERAGE PRICE: \$212,924
SAN LORENZO
TOTAL SALES: 4
LOWEST PRICE: \$129,500
HIGHEST PRICE: \$185,000
AVERAGE PRICE: \$153,000

This list was recorded for publication by Hills Newspapers by REM Reports, Inc. of Walnut Creek which obtains monthly records from the county recorder's office. Neither company guarantees accuracy or completeness of the information. Sales prices are estimated based upon applicable county transfer taxes.

Black mold a sign of aphids

By Buzz Bertolero

Q: I have a grapefruit tree, and it has black stuff all over the leaves. I don't know if it's mildew or what. Do you know what it could be, and what I can do about it? The tree is about 25 feet high.

A: Sucking insects like aphids, scales, and others produce a sticky residue from the plant's juices. It passes through the insect's body and drops onto any plant tissue below. The black mold or mildew grows on the residue. So the solution is to control the insects creating the residue with insecticidal soap. Once the insects are gone, the mold will eventually disappear.

One key sign of sucking insects is the presence of ants running up and down the tree. Ants use the honeydew substance as a food source. Don't worry about controlling the ants because they

will disappear when the source is gone. Also, spray during the winter with horticultural oil to control overwintering insects.

Q: Can we use wood ash from pine needles in a compost? How about in vegetable and around trees and shrubs?

A: There is no reason we couldn't use these wood ashes as rich in potassium, but don't use them in the fireplace from wood. They have been treated with chemical wood ashes as a mulch, dusty and unnatural. Pine needles can be used in compost and as a layer of mulch around shrubs.

Listen to Buzz Bertolero, Dirt Gardener, Saturdays, a.m., on KNBR 68, "The Garden Leader."

Free plumbing seminar

Ashby Lumber — Water Works — Bath and Kitchen Showroom, 824 Ashby Ave., Berkeley presents a free home plumbing seminar Sat., March 23 from 10 a.m. to noon.

Master Plumber Tucker

Seymour will host "How For and Select Proper Fixtures."

Factory representatives on hand to answer questions. Call 843-4832 for reservations.

Tax help at Berkeley libraries

Berkeley Public Libraries will provide free tax preparation assistance through April 15 at the following branches and locations: Claremont Branch, 2940 Benvenue Ave. Thurs. 11 a.m. — 4 p.m. and Sat. 10 a.m. — 2 p.m. Call 644-6880.

Central Library, 2090 Kittredge St., Sat. 10 a.m. — 2 p.m. Call 644-6100.

North Branch, 1170 The Alameda, Wed. 1 — 4 p.m. and Sat. 10 a.m. — 2 p.m. Call 644-

6850. South Branch, 1901 Way, Sat. 10 a.m. — 5 p.m. Call 644-6860.

West Branch, 1125 Union Ave., Wed. 1 — 4 p.m. and Sat. 10 a.m. — 2 p.m. Call 644-6100. Call branches for appointments.

Classified:
339-8777

Fixer-upper seminar on tap

Catherine Teegarden of RAF Mortgage presents a free seminar on How to Make Money Using the FHA 203K Rehab Loan, 7 p.m., Mon. March 18, at 1722 Solano Ave., Berkeley.

Buyers of fixer-upper properties use this loan to fund renovations.

This seminar will feature Paul Petersen of McCauley ERA, Joe Serrano of Homes by Design and Ernst Held of Affiliated Brokers.

Learn how to purchase, rehab and sell properties using this loan product.

Reservations are required. Call Teegarden at 528-0767 ext. 17.



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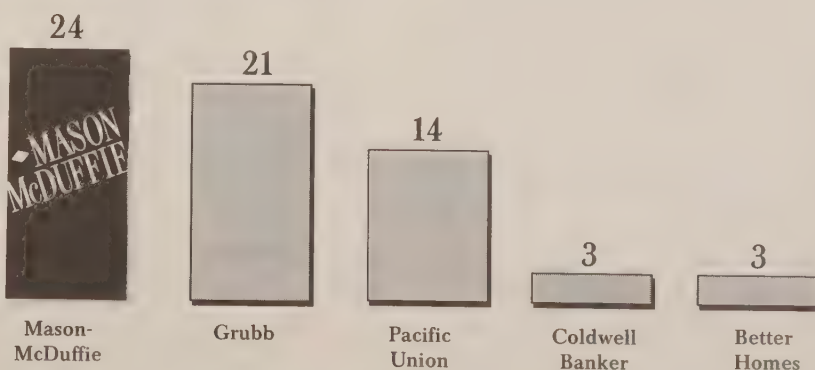
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- *20 KILKENNY PL. - LAGOON 3+ BD, 2 1/2 BA, family room. Woodbridge home with many custom features. **REDUCED TO \$499,000**
- *2258 SANTA CLARA - Principals only. Owner will carry first. **\$600,000**

For additional information on these or other properties contact

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East Bay Events



Father and son

Saxophone great Branford Marsalis (left) joins father Ellis on March 21 at UC's Zellerbach Hall in a program of piano solos and piano/saxophone duets celebrating their recently released CD, *Loved Ones*, a collection of American jazz ballads which express the feminine mystique. The program includes "Delliah," "Maria" from West Side Story, Cole Porter's "Miss Otis Regrets," the Gershwins' "Liza" and "Bess You Is My Woman," "Laura," Duke Ellington's "Angelica," "Sweet Lorraine," "Louise," "Stella by Starlight," and "Lulu's Back in Town." Also included is "Dear Dolores," composed by Ellis Marsalis and dedicated to his wife. Tickets, \$14, \$24 and \$28, are available through the Cal Performances ticket office at 642-9988, all BASS outlets and at the door.

70th annual Poets' Dinner

In her address titled "Pulling Strings With the Muse," Kathleen Lynch will echo the Poets' Dinner theme, "Connections," on March 23 at Spenger's restaurant, 1919 Fourth St., Berkeley. The 70th consecutive dinner is being held to promote poetry by naming winners in its poetry contest and offering poets the camaraderie of coming together.

Winning poems adult and junior, will be read and the authors awarded prizes.

Lynch's poem "John Finnegan" took the grand prize in last year's contest. Her collection "How to Build an Owl," was chosen as the Select Poet Series Chapbook by Small Poetry Press in 1995.

To reserve a place at the dinner, send a check for \$16 payable to Poets' Dinner indicating baked chicken or grilled snapper, and mail with SASE to Richard Angilly, 1515 Poplar Ave., Richmond 94805. Social hour begins at 5:15 p.m., the dinner at 6:15. For more information call 841-1217.

Singing opera favorites

Sing with the Contra Costa Chorale beginning March 18 at 7 p.m. at the Hillside Community Church, 1422 Navallier St., El Cerrito, in preparation for its 30th anniversary finale — Opera Night — on June 2 and 3, with the Kensington Orchestra and professional soloists.

On the program will be choruses from well-loved operas like *Aida*, *Meistersinger*, *Cavalleria Rusticana*, *Die Meistersinger* and *Faust*.

Drop by a rehearsal, held Mondays from 7 to 9:30 p.m., or phone 927-2026 for more information.

French farce premiers

Anything To Declare?, a classic French farce complete with four slamming doors, three trouserless men, and one camel salesman, will at last be premiered in this country 90 years after its Parisian debut. This frothy, three-act comedy by Maurice Hennequin and Pierre Veber first opened in 1906 and yet remained unknown here until TheatreFIRST found a spicy new translation by Laurence Senelick.

TheatreFIRST, the intrepid international theater company which premiered the breathtaking Australian play *The Golden Age*, will tackle their first farce under the direction of well-known Bay Area actor and director David Case.

The cast features Chris Ayles (*No Man's Land* for the Aurora and Four Plays of the Sea); Amy Ukena (pictured above) (the title role in *Andromache* for Central Works and *Wilder, Wilder* at the Marin Theater Co.); Simon Vance (*Paul McCartney in Liverpool Fantasy* at the Climate and *Noises Off* at Citiarts); Elizabeth Benedict (*Shirley Valentine*); and Jennifer Davis (*Lend Me A Tenor* and *She Also Dances* at Center Repertory).

Anything To Declare? previews tonight and opens on Friday, March 15. Performances will be Thursday, Friday, Saturday at 8 p.m. and Sunday matinees at 2 p.m. through Saturday April 6 at the Julia Morgan Theatre at 2640 College Avenue in Berkeley. Tickets are \$10 on Thursdays and Sundays, \$13 on Fridays and Saturdays, with \$1 off for students, seniors and TBA members. The preview is \$5 for everyone. Phone 84-JULIA.



Piano program

Pianist Andrea Liguori plays a program that includes Scriabin, Chopin and Liszt, this Sunday at 4 p.m. at Maybeck Recital Hall, 1537 Euclid, Berkeley. To reserve tickets \$20, call 848-3228.

Songs and dances

Congregation Beth El's Sisterhood will presents the Ruth Botchan Dance Company and singer Arella Barlev in an evening of song and dance from different Jewish cultures — the Yiddish-speaking Jews of eastern Europe and Hebrew-speaking Jews of Israel — on Thursday, March 21.

Berkeley Symphony premieres UC prof's overture

Laurent Pillot will conduct the Berkeley Symphony Orchestra in the world premiere of San Francisco composer Richard Felciano's Overture Concertante for Clarinet and Orchestra on March 20. French clarinetist Jean-Michel Bertelli is soloist.

San Francisco cellist Emil Miland will join the orchestra for the Saint-Saens' Cello Concerto No. 1, and the program will conclude with Tchiakovsky's Symphony No. 4.

Pillot, Maestro Kent Nagano's chief assistant at the Opera de Lyon, last guest conducted the BSO in November 1994 in a program that included premieres by Wayne Peterson and Glen Swarts. Nagano has hailed the 32-year-old Pillot as one of the most promising young conductors in France today.

A native of California, Richard Felciano is a professor of music at UC Berkeley and founding member of the department's Center for New Music and Audio Technologies. He has received awards and commissions from the American Academy of Arts and Letters, the City of Berlin, the National Endowment for the Arts, and the Ford, Rockefeller and Guggenheim foundations.

His music has been performed at the Warsaw Autumn Festival, the Darmstadt Summer Courses and the Foro Internacional de Musica Nueva in Mexico City.

Overture Concertante was commissioned by the BSO for the 25th anniversary season.

The concert begins at 8 p.m. at Zellerbach Hall, UC Berkeley. For information or to order tickets, call the symphony at 841-2800 or Cal Performances' box office at 642-9988.

Anne Frank film: more to remember

By Renata Polt

Everybody knows Anne Frank, the big-eyed teenager whose wide smile testifies to the optimism she expressed in her diary. Everybody knows of her two years in the Amsterdam "Secret Annex," the family's eventual deportation, her death in Bergen-Belsen death camp.

Or do they?

The 50th anniversary (in 1995) of the liberation of the camps prompted a flurry of publications and films. Among these is the newly translated "definitive" edition of *Anne Frank: The Diary of a Young*

Girl, which includes the portions of Anne's diary — her diatribes against her mother, her fascination with her own sexuality — which her father had excised from the original 1947 edition.

And there's South African-born filmmaker Jon Blair's quiet, moving documentary, *Anne Frank Remembered*, the first-ever eyewitness account of the brief life and times of the person the film terms "perhaps the Holocaust's best-known victim."

The film (narrated by Kenneth

See ANNE FRANK, page 30

Jewish music festival returns

By Carol Egan

In 1986 Ursula Sherman and board members of the Berkeley Richmond Jewish Community Center saw a void in the performance and appreciation of Jewish music in the Bay Area. Assisted by a small grant from the National Endowment for the Arts and led by Sherman, the group proceeded to create a festival devoted to the richness of styles and forms found within the Jewish musical tradition.

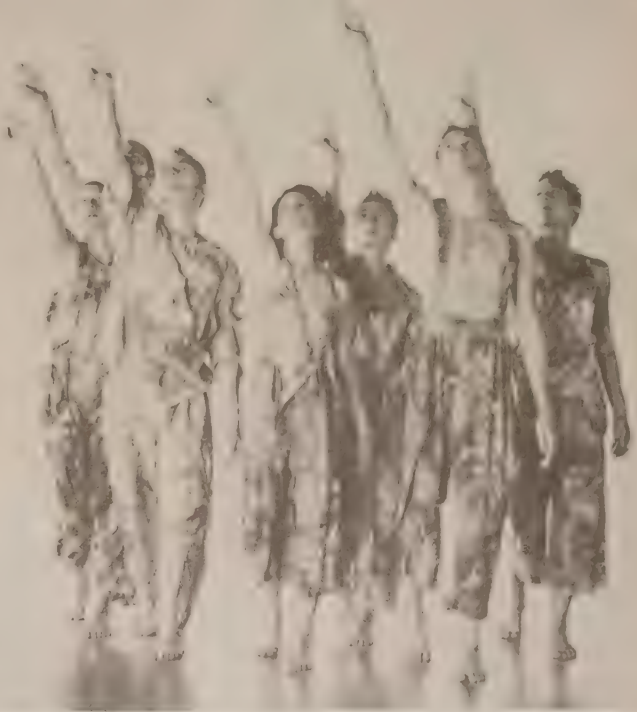
Not a musician herself, Sherman says, "I'm a community organizer by avocation and a children's librarian and lecturer at UC by profession, now retired. I love to organize things where nothing was before and see it sprout."

The success of the first festival

encouraged its founders and granting organizations. Over the next few years, though the grants eventually diminished due to funding cutbacks, audiences and private support continued to grow. Now, 11 years later, the festival is still going strong (2,000 attended last year's festival), and Ursula Sherman remains at the helm as curator. Her enthusiasm for the project has grown along with the festival.

Since the first three years were funded primarily by the NEA's Folk Music program, followed by similar grants from the California Arts Council, past festivals have featured a range of folk music from the Ukraine, Sephardic singers, Mo-

See FESTIVAL, page 30



The Margaret Jenkins Dance Company: Its collaboration with UC faculty and students will be staged this fall.

Jenkins at Berkeley

Art and academia get together

By Carol Egan

Margaret Jenkins, esteemed Bay Area dancer and choreographer, will present a Regents' Lecture on Wednesday, March 20, the Center for Theater Arts at UC Berkeley. With Jenkins will be her company of nine dancers and artistic collaborators Ellie Klopp, dancer and associate artistic director; Michael Palmer, poet; Alvin Curran and David Lang, composers; Alex Nichols, lighting designer; and Beaver Bauer, costume designer.

Entitled "Looking in on Process," the lecture demonstration will investigate the creation of "Fault," an evening-long work which will

receive its West Coast premiere in Zellerbach Playhouse next fall under the sponsorship of Cal Performances.

The concept of creating a dance entitled "Fault" arose some time ago. Explaining the project, Jenkins says, "Much of what interests me in the making of this work is the examination of the relationship between our notions of community and some central, often resistant image against which such notions are explored. In 'Fault,' it is ruptures in time that I find compelling. To a Californian, 'fault,' its before and after, is one of life's constants. In creating this new dance I hope to broaden the local metaphor to the

global, as well as to narrow the global to the individual."

A series of seminars centered around her idea has brought the Jenkins Dance Company together with faculty and students from the sciences, humanities and arts. University participants in the project include such diverse faculty as Bruce Bolt (geology and geophysics), Stephen Greenblatt (English), Kenneth Jowitt (political science), Donald McQuade (English), Richard Muller (physics), and three faculty members from the Center for Theater Arts: Marni Wood and Carol Murota, dance, and Margaret

See JENKINS, page 30

On art



Keiko Nelson: Her current Berkeley exhibit ends March 28.

Style, texture, evoke graceful 'Landscape'

■ Keiko Nelson: "Inner Diary, Installation and Paper Constructs." Graduate Theological Union Library, 2400 Ridge Road, Berkeley. Through March 28.

By Ariel Parkinson

The strongest, most compelling work in Keiko Nelson's current Berkeley exhibition is "Inner Landscape." It is a wintry inner landscape with overlapping panels of cast paper, some of them edged with white, plummy feathers.

The panels vary subtly in texture — two have intricate, repeated patterns incised in a flat surface, smooth and white like glue peeled off glass. The others are rough. In one there is a fugitive blue eye and delicate gray-rose fingers — certainly the critical anatomical parts

See NELSON, page 30

East Bay Events

Continued from page 29

Congregation Beth El is at 2301 Vine St. (at Arch), Berkeley. Tickets are \$12, available at the door or by reservation. Call 236-6407 to reserve tickets.

"Mothersongs" is a suite of dances to songs from the old country of eastern Europe. This portion of the program, choreographed by Ruth Botchan, and performed by the Ruth Botchan Dance company, will highlight Yiddish melodies from Poland, the Ukraine, Hungary, Rumania, and the Baltics. It will also feature songs that Yiddish speaking immigrants brought to America when they came in large numbers during the early 1900s, working in sweatshops and as peddlers in a strange land. These dances are accompanied by singing by Betty Albert-Schreck, who has been performing widely throughout the Bay Area for over 30 years.

The opening portion of the program will feature Bay Area singer and recording artist Arella Barlev showcasing songs of Israel, sung in Hebrew. Choreographer Ruth Botchan has been teaching, dancing and choreographing in the Bay Area since 1980. She started her company after moving here from New York City where she taught at Erick Hawkins School and danced with several groups.

Celebrate the day



Cal Performances presents Ireland's incomparable Altan for an unforgettable St. Patrick's Day performance at 3 p.m. Sunday, March 17, in Zellerbach Hall on the UC Berkeley campus. Inspired by and firmly rooted in the County Donegal tradition of Northern Ireland, Altan toured for 10 years and produced seven award-winning albums featuring the angelic vocals of Mairead Ní Mhaoláigh singing songs in her native Gaelic and in English. The texture and beauty of her voice are so clear that "translation is superfluous" claims the Boston Globe. This extraordinary quintet's mix of melodic Irish tunes and robust Scottish music "leaves audiences breathless" (*The New Yorker*). Tickets are \$12 to \$20. Call 642-9988 for information and reservations.

Artists and communities

On Thursday, March 21, at 7 p.m., the Berkeley Art Center presents "Artists Working in Communities," a slide discussion with Lyn McCracken and Ruth O'Day. McCracken, featured in BAC's National Juried Exhibition in November, is a photographer who has worked over the past several years with members of a gang in San Francisco's Mission District. She will show O'Day as an artist working with the community to create a tile mosaic at Tyrone Carney Park in Oakland.

Her project, funded by the newly established Creative Work Fund, involves community participation at all stages from conception to installation. She will discuss the problems and triumphs of working on such a project and address some of the contradictions raised.

Both artists will talk about working as an outsider in these special communities, and about the obligations they feel as artists to address urgent social concerns.

The Berkeley Art Center is located at 1275 Walnut St. in Live Oak Park. Admission to the program is free.

Humboldt faculty performance

The Bresqian Trio — John Brecher, cello; Cindy Moyer, violin; Deborah Clasquin, piano — performs Beethoven's "Ghost" Trio, Kodaly's Duo (for cello and violin), Schubert and Rebecca Clarke in a Humboldt State University Music Faculty Recital on Tuesday, March 19, at 8 p.m. at the Berkeley City Club.

Tickets are available only at the door, one hour prior to performance, and are \$12 general, \$10 students and seniors. A no-host dinner is available before the concert (dinner but not concert reservations necessary). Call 848-7800.

Ann Frank

Continued from page 29

Brangh, with excerpts from the diary read by Glenn Close) manages to be both historical and personal, mixing background information about Europe in the '30s and '40s with intimate recollections of Anne by a surprising number of surviving childhood friends.

The German-born teenager who, largely thanks to the play and movie loosely based on her diary, has been practically canonized as the Holocaust's head saint (but go back and read the diary, even the original 1947 version), turns out, according to one childhood friend, to be "what you could call naughty," a girl so spoiled by her father that "God knows everything, Anne knows everything better."

We're amused to learn that one of Anne's talents was the ability to pop her shoulder out of its socket; that she plastered the walls of the room she shared in the family hideout with photos of movie stars and juvenile royals; that *Rin Tin Tin* was a favorite movie.



Anne Frank with her diary.

Among the people who remember Anne and her family is the grandmotherly-looking Miep Gies, an employee in Otto Frank's pectin factory, who, together with several other employees, kept the Franks (and the other four people who shared the hideout) supplied with food and news for two years.

It was Miep who saved Anne's red-and-white plaid diary, left be-

hind when the Nazis raided the apartment, and turned it over to Anne's father, Otto, the family's only survivor, after the war. Casually, Miep mentions that, after his release from the camps, Otto lived with her and her husband for seven years.

We meet survivors who knew the Franks in the camps, and we learn how a case of scabies prevented Anne, her sister, and her mother from being taken to a work camp, where they might have escaped death.

The segment of the film dealing with the camp experience in general seems long, until you realize how many people still, incredibly, know little of that chapter of our century's history. Or perhaps, just as incredibly, haven't heard of Anne Frank. How many of those people will pay \$7 to see a movie called *Anne Frank Remembered*? All too few, I'm afraid.

For those not historically challenged, looking at the faces of Anne Frank's childhood friends is a reminder of how old Anne herself would be if she had lived, and at what price she remains forever young, a girl who fulfilled her dream of being remembered, of "living even after [her] death."

Nelson

Continued from page 29

for work like this. The other pieces in the show are two "Inner Diaries," a piece called "Tablets," and "Floating Landscape," a large (circa 6-by-8 feet) multi-media composition of peeled bark, splashed with cast paper in white and blue and garnished with hanging segments of texture, also in paper.

To make cast paper, as well as other materials, a still fluid substance — in this case fiber pulp — is poured into or over a receiving receptacle, surface that has been fashioned in a specific form. The fiber, when dried and hardened, is removed, producing the obverse of the positive to negative, negative to positive.

Nelson's production of these made this way is impressive. Striations, dribbles, pitted compositions of pock marks alternating smooth bands.... She selects and assembles the casting, strips of bark and branches, bits of string and rope, with invention, grace and

Her limitation is a certain nervousness; "Floating Landscape" holds up its wall. One problem is use of flat gold paint and spray. "Floating Landscape," for example, would do better in a lower key.

A second is that because the work is so fragile the smaller works are bailed before their time in glass frameworks of wood and glass.

Let them have their full presence in our space, and peter out....

"Inner Landscape" is the most recent work in Nelson's show. It is formally substantial, and because it evokes a mood and suggests a narrative. The stretch between the edges of the feathered edges and the panels is enormous. The intricate of white, like the veiled forms in snowfall, are provisionally seen. The simple mechanism of overlapping panels, like the origin and tangle of tectonic plates, has its mystery.

And there is the discreet, being presence, the implication of the act, of the eye and hand.

Festival

Continued from page 29

roccan-Judeo-Spanish balladeers, a group from the steppes of Central Asia, and a singer performing Indian Jewish songs.

Classical music joined the roster about three years ago and liturgical music more recently, largely at the urging of festival committee member Laurette Goldberg, founder of Philharmonia Baroque and head of MusicSources. With her connections in the music world, she helped make it possible. Last year she emceed the concert and this year she will perform in it.

This year's festival program covers the spectrum from liturgical music to classical, popular (Klezmer, Yiddish, and Eastern European), and rock — the latter being presented for the first time this year. In addition to concerts, the festival also offers special events. These include a special children's klezmer concert, and a klezmer concert and workshop which will end with a jam session. As it has in the past, the Jewish Music Festival will bring a leading artist from outside the area to Berkeley. This year's special guest is Israeli clarinetist, Orit Orbach.

The 11th annual Jewish Music Festival opens Sunday with a Celebration of Jerusalem in Song. In celebration of that city's 3,000th birthday, four Bay Area Cantors — Roslyn Barak, Boris Kazansky, Ilene Keys and Stephen Richards — and the Bay Area Jewish Choral will perform at Temple Sinai, 28th and Webster, in Oakland (7:30 p.m.).

The remaining five programs taking place in Berkeley include:

- A matinee of klezmer, Yiddish and Eastern European music featuring Gerry Tenney, mandolin, and Nada Lewis, accordion, on Monday, March 18, 1:30 p.m., at the Berkeley Richmond Jewish Community Center, 1414 Walnut Street, Berkeley.

- A special children's klezmer concert featuring California Klezmer, Gerry Tenney and Betty Albert Schreck. California Klezmer specializes in blending klezmer, traditional Yiddish folk songs and Yiddish "Yinglish" versions of rock and roll songs. A special price of \$16 can purchase the special "Kids Night Out, Parents Night Off" package which includes dinner at 6 p.m., the concert at 7 and childcare until 9:30 p.m. Tuesday, on March 19, at the BRJCC.

- A klezmer concert and workshop with California Klezmer, Orit Orbach and Tenney. A jam session follows the concert on Thursday, March 21, 7 p.m. at BRJCC.

- Orit Orbach makes her West Coast debut performing the West Coast premiere of Andre Hajdu's *Jewish Rhapsody*, conducted by Georges Thomson. Hajdu, born in Hungary in 1932, emigrated to Israel in 1966 and is currently head of the composition program at Bar Ilan University. The work will be part of the classical concert scheduled for Saturday, March 23, at St. John's Presbyterian Church, 2727 College Ave.

- On the same concert *Hebrew Melodies*, a work created in 1815 by Australia's first classical composer, Isaac Nathan, will receive its U.S. premiere. The relatively unknown composer was discovered by Laurette Goldberg when she was performing in Australia last year.

Jenkins

Continued from page 29

Wilkerson, chair of CTA and Professor of African/American Studies. Students from the above-named departments were also included.

The final year of the Jenkins residency culminates in the West Coast premiere of "Fault" in Zellerbach Playhouse (Nov. 1, 2, 7-9). To conclude the three-year project, Jenkins and Ellie Klopp have agreed to set another dance work on university dance students in time for the spring 1997 University Dance Theater concert season.

Following the announcement of her Regents' Lectureship Jenkins commented: "I am committed to and excited about being visible as an artist on campus....The audience for dance cannot help but grow if one can demystify the notion that only the initiated can understand it. We need only look to the exciting exchange that has already occurred with the faculty to understand how shared experience translates into creativity in the participating disciplines."

Margaret Jenkins' Regents' Lecture takes place Wednesday, March 20, from 5 to 6:30 p.m. in Zellerbach Playhouse. It is free and open to the public.

Nathan, born in London in 1784 of Polish-Jewish descent, emigrated to Australia in 1841. He opened a singing academy there and became actively involved in the early development of opera in Sydney. One of his offspring, Harry Nathan, was the composer of *Waltzing Mathilda*.

In addition to the Hajdu and Nathan works, the program will also feature pieces by Emily Leider, Ivan Rosenblum and Eitan Steinberg. Joining Orit Orbach will be musicians Laurette Goldberg (piano) and William Trimble (saxophone) along with sopranos Sylvie Braitman, Rachel Brott and Ety Ben Zaken.

- The festival closes on Sunday, March 24, with a concert by Bruce Burger and RebbeSoul, a Jewish rock group whose music incorporates West African rhythms, soulful jazz and traditional Jewish prayers. Nontraditional instruments used include the berimbau, balalaika and even oil drums.

For additional information, ticket prices and reservations, call the BRJCC at 848-0237.

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OUT and ABOUT

By Frosene Phillips

Anyone who has been around these parts long enough can tell you how Jack London Square has undergone some changes over the years. Names like the Bow & Bell, Castaway, Sea Wolf, El Caballo, Elegant Farmer, The Mast, Gallagher's, Casuals on the Square, Ivy's and the Grotto are just a sampling of the establishments that graced this area.

As with the passing of time comes change and many of these former hot spots brought a different familiarity. Scott's, El Torito, TGI Fridays, Kincaids and Jack's in the Waterfront Plaza Hotel create the new scene along with the new Jack London Cinemas and later this year Yoshi's NiteSpot.

For trivia buffs, Jack London's saloon hangout The First and Last Chance was established in 1882. The Overland House, another Jack London Square mainstay, was originally established in 1887. While the restaurant has retained its name, it has gone through ownership changes and remodeling since its early beginnings. Which brings me to Jack London Square's oldest restaurant.

In 1979, Il Pescatore was born and as history has revealed itself, "the fisherman" has earned its position as the oldest restaurant in the Square. Under the leadership of owners Ottavio Guidi, Milvano Orsi and Lorenzo Picchi, their Lucca, Italy, roots have found a home here.

Il Pescatore's intimacy and waterfront view has always been a big plus in my book. Combined with the graciousness and dedication of the owners and the established traditional Italian cuisine, Il Pescatore has continued to thrive with a cuisine that has enjoyed tremendous popularity and innovation.

Antipasti offerings are priced under \$10 and include such staples as Mozzarella alla Caprese (Mozzarella di Buffalo with tomatoes a vinaigrette dressing), Carpaccio (thinly sliced beef with dijon mustard and capers), Prosciutto and Melone (Italian ham with fresh melon slices) and Melanzana al Ferri (grilled eggplant with fresh tomato, cheese and basil).

Pasta dishes are plentiful and priced from \$9.75 to \$13.50. Ravioli, fettucine, cannelloni, linguini and risotto are prepared in styles that suit the vegetarian and the meat lover. Clam sauce, meat sauce, cream and cheese sauce and simple tomato sauces are still discovered here. Entrees start at \$13.50 and feature veal, chicken, eggplant, lamb, beef and seafood dishes. If you crave eggplant parmigiana — expect a portion that will satisfy as there is no skimping here.

Entertainment is presented on the last Thursday of each month and the restaurant is open for both lunch and dinner Tuesday through Sunday. Patio dining offers yet another choice of ambience. For reservations call (510) 465-2188.

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ALL office needs part-time assistant for sales and marketing. Duties include: contacting customers, answering phone and mailing out information. Must have experience. \$8 per hour plus administrative tasks. \$9 per hour plus administrative tasks. 9 a.m.-1 p.m., Monday-Friday. Call for interview. 769-6620.

TEACHER-Pre-School

only June 17-Aug 18. Part-time (20 hours/week) mornings. Organize, plan and teach small pre-school children 2-3 years. Teaching experience preferred. Call Jack London Square for details. \$13-\$15/hour. DOE, EOE, AA, ADA. Send resume and cover letter to: Penny Robb, Recreation Department, 358 Hillside Avenue, Piedmont, CA 94611. Deadline April 1, 1996.

TEACHER-Pre-School

part-time (up to 19 hours/week) morning. Organize, plan and teach small pre-school children 2-3 years. Teaching experience preferred. Call Jack London Square for details. \$13-\$15/hour. DOE, EOE, AA, ADA. Send resume and cover letter to: Penny Robb, Recreation Department, 358 Hillside Avenue, Piedmont, CA 94611. Deadline April 1, 1996.

TEACHERS and Aides, before and after school care, enrichment program. Arts, crafts, music, drama. Home boxes. Resume and references. P.O. Box 5009, Berkeley 94703.

TELEMARKETING

portunity Bay Area's major newspapers, part-time. Experience preferred. Call Jack London Square for details. \$13-\$15/hour. DOE, EOE, AA, ADA. Send resume and cover letter to: Penny Robb, Recreation Department, 358 Hillside Avenue, Piedmont, CA 94611. Deadline April 1, 1996.

TERMINARY RECEPTIONIST. Full-time position in busy hospital. Must be energetic, friendly and willing to work hard. Receptionist experience in medical office or veterinary hospital preferred. Excellent benefits and salary. Please send resume and salary requirements to VCA Veterinary Hospital, (510)526-2142.

TERMINARY Technician. Receptionist, professional. Send Bay Area. Resume: CVG, 944 Broadway Ave., Albany 94706.

HOUSEWORK worker/ truck driver. Need individual with valid driver's license. Must have previous driving experience plus forklift experience. Will work in warehouse and drive when required. Good wages and benefits. Fax resume 510-463-4874.

WORD PROCESSING. Full-time, 100% remote. WP 6.0, edit/revise/merge data in Word 6.0. 100% 12/23 with WP documents; word files, stat graphs, charts; mass mail; merge; sort; data entry. Send resume to: 800, 17C8, 2151 Berkeley Way, Room 608, Berkeley 94704 by March 22, 1996.

Independent Employment

where in this classification offer self-employment opportunities. An investment may be required.

1995 YEAR INCOME POTENTIAL

Business tylists/ PC users Toll free 800-898-9778, ext. T-7057 for listings.

1995 YEAR INCOME POTENTIAL

Business tylists/ PC users Toll free 800-898-9778, ext. T-7057 for details.

SENIOR CENTER. Commission. Postal. 14th hour. Call (510)763-5252. Leave name and number.

Salon Opportunities

ISE available in our new Alameda salon for stylist, manicurist and skincare professional. Full training, marketing and Alameda professional. Salary 1st-5049.

ARTIST) Manicurist needed, low rent/ high income. College Ave. 652-5454.

designing station and massage therapist available. Full service salon. Alameda, 4824.

ITION best Grand Ave. location. Salon, Rafael, 4848.

Volunteer Opportunities

AND Hill nonsectarian sanctuary offers living areas in exchange for 75 hours caretaking only. 569-3353.

Employment Exchange

ENLEY Rose Garden studio, private parties, laundry privileges. Work 15 hours/week. Ref. hal block to public transportation. All references, non-smoking. 526-4284.

Employment Wanted

ENLEY High Students available for part-time work. Career Center 548-5827.

ENTIAL American refugees seek employment housecleaning, gardening, childcare, painting, sewing. Sello and reliable. 533-1119.

Employment Information

and career strategy group for women. Get the story. Susan Urquhart-Brown 531-2071.

Caregiver & Domestic Help Wanted

URE person to help with household, office and delightful 10 month old. Must be willing to learn or have some computer skills. Home care (to run errands). (510)652-8032.

Childcare Wanted

ENERS helper, 3 and 10 year old children, 3-10pm, Monday-Friday. English speaking, car, driver's license. 539-5695.

ONLY live North Berkeley Hills, children 7-12. Flexible hours, salary negotiable. Call 525-4478.

NANNIES

only, full-time, part-time, live-in, live-out. Home Away, 559-9195; 803-1040.

CHILD CARE JOBS

opening for experienced nannies. Mothers-In-Home, 1-800-457-8222.

NEES needed. Part-time full-time, live-in/ live-out. \$12/hour. References, experience, car. Call 833-2273. In Our Care Agency.

CHILD CARE housekeeper, full-time, live-in/ out. For family, provide nurturing care. CPR, 351-3720.

AND Hill, flexible hours Tuesday/ Wednesday/ Friday 6-6 month old, English speaking. Call 530-5115.

ONLY nanny for 2 small children. Monday-Friday. English speaking. References required, 510-224-1961.

CHILD CARE Rockridge 2 children ages 4 and 7. English speaking, drive, CDL. Experience, 486-1440.

ONLY Private living space, Berkeley/ Oakland English speaking, drive, CDL. Experience, 486-1440.

ONLY experienced babysitter, live-in/ live-out. Rockridge area, Oakland 8 month old English speaking. Two year commitment. 510-224-1961.

ONLY for 8 year old boy. Afternoons 2-7 Friday-Friday. Car necessary. 652-9866.

409 Childcare Wanted

RELIABLE either who drives. Pick up 2 children at Oakland schools, drive home, stay until 5 p.m. Monday and Tuesday, \$25 per month. Amelia 482-9718.

NANNY babysitter, part-time (12-20 hours), English speaking nanny with flexible schedule and car, for adorable toddler boy and after school teen boy. Vegetarian, non-smoking single parent household. Cats. Schedule changes with mom's graduate school. Susan 530-6009.

PART-TIME position, Berkeley, Tuesday-Friday, 2-6:30. Two children. Must drive. 433-2930.

EXPERIENCED Nanny needed. Full-time, live-out, for 3 girls, must be energetic, fun, CDL, fluent English. \$1,300 plus medical benefits, 2 weeks paid vacation. 522-9296.

PART-TIME, Montclair, car required. Monday and Tuesday, 2 p.m.-6 p.m. Two boys 9 and 12. 530-8565.

CHILD CARE wanted for cooperative 2 1/2 year old girl. 23 hours/week. North Berkeley. Shared arrangement possible. 528-2929, after 7 p.m.

410 Shared Childcare

FANTASTIC nanny available immediately for share in our Piedmont home. Part-time or full-time. 763-8892.

411 Childcare - Licensed

OVER The Rainbow Daycare, loving, safe, fun, educational, outings, experienced, credentialed teacher. Deborah, (510)26900. 339-2066.

FAMILY day care in Kensington, age 0-4. Feel free to come and visit. Siomara, 528-8909. License #073400315.

CARING, sharing and respect for your child age 2 months to 5 years in my home daycare. Meals, diapers and full Nicole 846-7470. (510)3411296.

CINDERELLA Daycare El Cerrito, day/night, experienced, responsible, meals included. Good rates. #4503984. Mary, 526-1483.

412 Babysitting Offered

EXPERIENCED childcare person available Monday, Wednesday 8 a.m.-1 p.m. Excellent local references. Call (510)832-1013.

LOOKING for a permanent Saturday or evening babysitter. Experienced, References provided. Call Maria 835-7740.

EXPERIENCED nanny looking for full-time job live-in or out. Strong references available. Call (510)865-8583.

EXPERIENCED student seeks childcare position. Loving, responsible, fun. References. Evenings, weekdays. No car. Monica 548-8678.

413 Home Health Care Offered

The following people would like to be hired as Home Health Care Providers. If you are looking for a job as a home health care provider, please see Categories 401 and 408.

ABLE CARE INC.

Personal, quality 24 hour live-in care and companionship for the elderly and handicapped in the comfort and security of your own home. Bonded and insured. 510-685-4704.

EXPERIENCED, licensed, caregivers available for complete in-home, elderly health care. Call Nita at 271-0645.

A CARING CONNECTION

Bonded, quality home care includes personal care, housekeeping, companionship. Call Karen, 524-8076.

NURSE, RN, highly recommended by clients! Skilled, knowledgeable, compassionate, comforting. Excellent references. Meg 510-428-0675.

FINANCIAL

501 Businesses For Sale

FLORIST, Oakland area, gross \$200K. Will train. 1-800-344-9557. Make offer. Established 50 years.

502 Business Opportunities & Services

Advertisers in this classification offer self-employment opportunities. An investment may be required.

IS YOUR BUSINESS FOR SALE?

Interested in Acquiring Northern California Manufacturing or Distribution business with a potential for growth. The ideal business should require capital, marketing management and a unique product position.

If you are interested in selling all or part of your business, please send a brief business description and product brochure to: Box K, 8208 La Salle Avenue, Oakland, CA 94611.

MAKE \$135 AN HOUR

\$12,500 Home based service. Be your own boss. Lucrative potential, repeat business. Restore commercial/ residential ceilings and walls using our simple spray on, cost saving method. To reserve areas call 800-955-1215.

WANT to make a million! Hal Hal Don't call! Want to make a solid \$50K to \$100K. Please call 641-6429.

ATTENTION BUSINESS OWNERS

I invest my money and sales experience to help your company grow. You have been in business full time for at least 2 years. You are very good at what you do but can use help in sales and marketing. If this is your situation, and you're ready to grow, please call and let's talk. Jack 510-521-0973.

FOR SALE

601 Antiques & Art

ANTIQUe tub, 1910 claw foot in good condition; \$125. 654-9937; 530-9105.

TALISMAN Antiques, 20%-40% off all items. 5815 College, Oakland. Open 12-7 daily. 653-7998.

CLAW-FOOT Bathbath. Circa old. \$65. You haul. 266-7662, 8-5 p.m.

MAHOGANY display/ bookcase \$850; Show Quality Paralelism. Not a garage sale. Serious callers; 357-5078.

603 Garage & Estate Sales

GARAGE SALE ADS?

See **Clip 'n Go** on the 1st page of Classified Ads

605 Home Furnishings

15th ANNIVERSARY SPECIAL

Buy 2 or more custom mini-blinds this year and we will clean them free of charge next year. Call Marsh Interiors at 569-7540 for details.

MATRESS Sets, Twin, Sgar, Full, \$109. Queen, \$159. Sofahead, \$299. Sofa with loveseat, \$399. Bunkbeds, \$228. Child beds, bedroom sets, roll-aways. Simmons, Sealy, Restonic. 444-1990.

SOFA, loveseat, matching chair. Three months old. From condo display. Cost \$1195 sell \$395. 886-8127.

CURIO'S Two new 6 foot traditional cabinets. \$600 and \$800. 736-9846.

606 Miscellaneous For Sale

BAHAMa Cruise, 5 days/ 4 nights underbooked! Must sell \$279 for two, limited tickets. 800-414-4151, ext. 0067, Monday-Saturday, 9 a.m.-10 p.m.

YEAR old NordicWalk, originally \$550 asking \$390. Hardly used. 655-5633.

Place a Classified Ad - 339-8777

607 Miscellaneous Wanted

WANTED: An old toy train Lionel, Marx, American Flyer Ives. 547-1278

BUYING

Diamonds, gold jewelry, rare coins, etc. Albany Coin Exchange, 1107 Solano Ave., Albany. 526-4791.

SANTIQUE TOYS WANTED

Trucks, cars, trains, mobiles, robots, tin windups, pedal cars, games, dolls. 695-6817.

609 Pets - Care & Supplies

"SECOND HOME" boarding for dogs up to 30 pounds. Pampering. Licensed Veterinary Nurse. Michele 658-9307.

CATS, edit Himalayan, 1 male, 1 female, beautiful, calm, well-mannered to loving home. \$50 each. 682-3435, evenings.

VERY IMPORTANT PETS

Professional Pet and Home Sitting Service. Daily visits, overnight, leash/ off leash walks available. Bonded, Insured. 633-0696.

RENTALS

PUBLISHER'S NOTICE

REAL HOUSING OPPORTUNITY

All real estate advertised in this newspaper is subject to Federal Fair Housing Act in 1968 which makes it illegal to advertise "any discrimination based on race, color, religion, sex, national origin, familial composition or mental and physical handicap, or an intention to make such preference, limitation or discrimination." This newspaper will not knowingly accept any advertisement for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

Provided as a service by Hills Newspapers, Inc. and the Oakland Association of REALTORS on behalf of REALTORS who are signatories on the Voluntary Affirmative Marketing Agreement.

703 Garage & Storage Rentals

\$50 ONE car garage near Fulton and Haste, prefer long term storage of car, 239-8912.

IVY Hill, off Park Blvd., garages and storage units. Secure. \$30-150. 763-9150, 452-0386.

ALBANY garage, \$85 per month. 527-5295.

704 Housing Wanted

RESPONSIBLE Independent female with lazy cat seeks sunny room in East Bay. Garage or storage a must. Non-smoking. 654-4081.

MONTANA businessman with local contacts requires room with bath one week per month approximately. Quiet, non-smoker and non-drinker. Has furniture. 800-254-7460. Local references available.

706 Sublets & Short-Term Rentals

GRAND Avenue above Coffee Mill. Large sunny six room suite fully furnished, 2 bathrooms, fireplace, hardwoods, secure. April 15th through July 1st. \$995/month. 763-3066.

SUBLET, furnished 2 bedroom Montclair apartment. Fireplace, deck, view. March through April, possibly longer. 632-0240.

707 Vacation Rentals Bed & Breakfast

NORTH Star Home 3 bedroom 2 bath, loft, hot tub, Ping-Pong, all amenities. Available Spring break, year round. Gayle 652-8797.

SANTA Cruz 3 bedroom, 2 bath. Weekly summer rental. 2 blocks to beach/ boardwalk. 521-9456.

NORTH Lake Tahoe condo, 3 bedroom. Available April 6, minimum 3 days. \$120/night. 531-6103.

APTS. - CONDOS. - FLATS FOR RENT

709 Alameda

710 STUDIO APT. RENTALS Alameda

FURNISHED studio and 1 bedroom apartments. Direct dial phones, cable, HBO, laundry, maid service. Near shops and transportation. Weekly \$210-up. Monthly \$750-up. 523-6633.

711 1 BED. APT. RENTALS Alameda

\$650 LARGE 1 bedroom, full dining room, mint condition. 2243 Santa Clara, Alameda. Washer/dryer, no pets. Available April 1st. Broadway Management 865-8250/ 547-4468, evenings.

712 2 BED. APT. RENTALS Alameda

\$850 CONDO. Immaculate! Newly Remodeled! Parking, pool, near beach/ shopping. Take Ferry/ bus to City. 325 Kitty Hawk, Alameda. 523-1166.

4 RENT 100's of Homes-Apts NO FEE phone-in service listings mailed listings faxed

Call 510-865-FREE

Low Fee to Landlords. ADS-0001

714 Albany & Kensington

ALBANY, Kensington, El Cerrito; Studio, one, two, three bedroom apartments, flats, houses. Berkeley Connection, 483-7821.

\$575- \$595 STUDIO, Albany Hill, large, quiet, good area, near shops and restaurants. 525-4926.

\$850 ALBANY large 2 bedroom, completely refurbished, large closets, storage. Deck, parking. Quiet neighborhood. 528-3352.

\$840 ALBANY cute 2 bedroom, hardwood floors, dining room, laundry room and yard. 832-8328, evenings.

\$1250 ALBANY 2 bedroom, fireplace, laundry, clean, quiet. Near school, park. Solano. No pets. 525-6432.

715 Berkeley

716 STUDIO APT. RENTALS Berkeley

\$450 OAKLAND/ Berkeley border. Studio with 1920's charm on Shattuck. Bay windows and large kitchen with dining area. Lots of storage and light. 420-8181.

\$500 UTILITIES paid. Garden in-law lot. Private, view, parking. Dana Derby. #37022-B. Homefinders 549-6450.

BERKELEY CONNECTION RENTALS

\$5 off with ad on regular subscription

FREE PREVIOUS - FREE PHONE USE FREE LIST - UNLIMITED CONTINUAL UPDATES

MONEY BACK GUARANTEE

845-7821

2840 COLLEGE AVENUE • SINCE 1975

717 1 BED. APT. RENTALS Berkeley

\$575 LOWER ROCKRIDGE

Bright, clean, big closets, carpet, parking. Near transportation, UC, shopping. BART. 527-8115.

\$590 (TWO) 1 bedroom apartments. Clean, hardwood floors, laundry. Street parking. One month rent/ 2 months security deposit. No pets. 510-945-1593.

\$748.70 NEAR SOUTH BERKELEY CAMPUS

2725 Haste St. - 1 bedroom. Haste and College. Call 531-6969.

\$750 QUIET, secure, clean building. 2610 Hille-gas/ Parker. Laundry, garage. No pets. 548-7606.

\$810 Hills, view, fireplace, tile floors, parking, pet okay. Panoramic! Dwight. Apt. #37178-B. Homefinders 549-6450.

HOMEFINDERS BULLETIN SINCE 1970

* LEADING RENTAL SERVICE *

* UPDATED HOURLY 7 DAYS A WEEK *

* FREE TO USE & FREE PREVIOUS *

* E-MAIL FAX SERVICE AVAILABLE *

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2158 UNIVERSITY AVE. • 549-6450

STOP! Searching for a Rental...

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(510) 644-2522

10 a.m. - 6 p.m., 7 days

Landlords Can List Free!

HOME and apartment rentals, free previews-updated daily. Berkeley Connection, best quality since 1975. 845-7821.

718 2 BED. APT. RENTALS Berkeley

\$550 OAKLAND/ Berkeley Border. One bedroom with 1920's charm on Shattuck. Sunny, west-facing, bay view, large kitchen with dining area. Lots of storage and light, well-maintained. 420-8181.

\$1100 ELMWOOD District, 2 bath, Corian kitchen, hardwood floors, recessed lighting, fireplace. No pets. 845-8511.

\$1397 ELMWOOD, fireplace, hardwoods, pent-house studio with 360 degree Bay view. Garden. Walk UC. 843-3755.

719 3+ BED. APT. RENTALS Berkeley

\$950 THREE bedroom triplex. Converted house. Yard, near shopping. M.L.K./ Virginia. #37059-B. Homefinders 549-6450.

720 El Cerr

725 1 BED. APT. RENTALS
Oakland & Piedmont

\$750 GLENVIEW Mediterranean, specious, hardwood floors, walk-in closets, tile kitchen/bath, laundry, storage. 482-5780.

\$750 PIEDMONT/ Montclair Lament Blvd. triplex. Sunny, dining room, hardwoods, carpet, patio, yard. 510-601-6000.

\$775 ONE bedroom, and unit, Bay Bridge/Gale Bridge view, security, parking, cable, laundry room. 1 Kelton Ct. 655-7503.

795 BELLE O' THE LAKE

1918 Lakeshore - 1 bedroom right by Lake Merritt with 1920's charm. Beautiful hardwoods, good natural light. Lake view! Walk-in closet. All utilities paid! Call 485-3572.

\$795 UPPER Grand 1+ bedroom, fireplace, hardwoods, appliances, laundry, near transportation/stores. Cat okay. 601-1656.

\$800 NEAR Piedmont Ave., 1 Kelton Ct. Bay view, quiet, secure building, elevator, laundry. 524-0881.

\$835 ONE bedroom 1 bath. New wall-to-wall carpet, garage. 1120 Hollywood. Shown by appointment only. Is block to transportation. Very quiet neighborhood. Agent Chuck 763-9901.

850 1920's LAKE JEWEL

Belle Shore Apt. 1 bedroom at Lake Merritt in 1920's charm. Beautiful hardwoods, good natural light. Lake view! Walk-in closet. All utilities paid! 1918 Lakeshore. Call 485-3572.

\$850 NEAR College/Broadway, large 1 bedroom. Stove, refrigerator, water/garbage paid. 831-1206.

\$855 ROCKRIDGE large duplex. View, clean, off-street parking, pets? College/ Kales. 37141-B. Homefinders 549-6450.

\$900 TOP of Montclair. Park trails, bay and canyon views, 1 bedroom in-law, like new. Private parking, entrance, deck, 1 bath, kitchen, washer/dryer. Includes cable, all utilities. 339-1802.

\$925 UPPER GRAND/ ROSE GARDEN
Spacious, elegant 1 bedroom in Mediterranean style building. Hardwoods, roof deck, parking, laundry. Close to shopping/transportation. All utilities. 491 Crescent. 841-5979.

\$950 MONTCLAIR gem, new spacious 1 bedroom in-law, private, decks, canyon views. No pets. 530-8040.

Light-filled, ROCKRIDGE
Spacious, spacious living room, formal dining room, remodeled gourmet kitchen, central heating, hardwood floors. No pets, please. 852-8177.

\$1000 NEAR Lake Merritt beautiful, large, luxury 1 bedroom apartment. Unusual, attractive building. 415-861-0474.

\$485 * STUDIO * 485-7679
\$505 * STUDIO * 893-0711
\$535 * 1 Bedroom * 835-9738
\$540 * 1 Bedroom * 428-1186
\$540 * 1 Bedroom * 835-3535
\$565 * 1 Bedroom * 893-0711
\$725 * 1 Bedroom * 893-0711
\$765 * 2 Bedroom * 485-7679
\$870 * 2 Bedroom * 835-3535
\$880 * 2 Bedroom * 893-0711
\$1125 * 2 Bedroom Penthouse * 835-3535

BEST BUYS IN TOWN!
FREE first month rent. Large remodeled 1 bedroom, new kitchen/bath. \$495. Near Highland Hospital and Highway I-580. 261-3487.

ROCKRIDGE FOURPLEXES
Charming 1920's 1 bedroom, hardwoods, gas stove, claw foot tub with shower, 3 blocks to BART. \$725-garage \$50.

Old Victorian Farmhouse- Extra large 1 bedroom plus, upper unit, gas stove, great light, garden, near a block to College Ave. 8675-9757.

Spacious Apartments
452-2141

1 Bedrooms \$520-\$660
2 Bedrooms, 1 bath \$775
Balcony, Pool, Microwave, Dishwasher, Parking. Two blocks to Lake and Grand Lake Theater.
520 Van Buren Avenue. "Adams Point"

726 2 BED. APT. RENTALS
Oakland & Piedmont

\$650 TWO bedroom, near Lake Merritt, close to transportation, laundry on-site, garbage and water paid. Call Manager 763-8250 or 452-2944.

\$650 TWO bedroom upper, 2114 Coloma. Stove, refrigerator, utilities. Large living room. Appointment only 835-0882.

\$670 DUPLEX- large 2 bedrooms/ bath upstairs. Hardwoods, laundry hook-up. Cul-de-sac 2736 Berry Place. 523-8255.

\$675 **PILL HILL 2 BEDROOM**
3422 Andover- large 2 bedroom. Good natural light. Walk-in. Elevator, laundry. Near medical center, near BART. Call Ella at 658-7812.

\$675 **2 BEDROOM CHINA HILL.**
296 Lester- 2 bedroom (1 ideal for office), clean, great natural light, fresh paint. Quiet 8 unit building with shared decks. Laundry. Second month 1/2 free. Parking available. Call 531-6969.

\$675 LAKE area, 2 bedroom, carpet, drapes, transportation, shopping. No pets. 523-6857.

\$675 LAKESHORE large, quiet, luxury 2 bedroom, 2 bath. Dishwasher, elevator. Utilities except electricity. 834-3039.

\$695 TWO bedroom duplex, 185 Perry Pl., near Lake, off I-580 between Orange/ Vernon. 763-1415.

\$700 3234 Maple, quiet, secure Laurel 6uplex. Upper unit. Separate entrance. Appliances, mini-blinds, carpeting, drapes, laundry. Redecorated. Transportation close, closed carport available, hot water/ garbage included. Quiet, non-smoking, permanent. (510)504-1341.

\$710 LARGE 2 bedroom apartment, parking, laundry facilities, balcony. Near Piedmont. 612 Mariposa Ave. 655-5845.

\$725 **MARCH MOVE-IN SPECIAL**
On Hill near Lake Merritt, garage available. CPS/SELECT 834-9471.

\$750-UP 2 bedroom, 6635 1 bedroom, Piedmont border, spacious, quiet, balcony, closets galore. 428-1242.

\$750 ADAMS Point, 2 baths, spacious, quiet street. No pets. No cable. 347 Warwick. 814-8071.

\$750 MORMON Temple area, 2 bedroom in newer five plex, cathedral ceiling, laundry, off-street parking. No pets. Lease only. 531-4633.

\$750 NEWLY remodeled top duplex. New washer/ dryer, refrigerator. Quiet. Near transportation. Including utilities. 658-5798.

\$780 SPACIOUS 2 bedroom, 1 bath with balcony. Hill view, upstairs bath in fourplex. Rilea Way/ Keller. No fee, Agent DORIE 763-9901.

\$785 LAKE Merritt, quiet and secluded, balcony. Near shops and transportation. Parking. 451-5633.

\$775 ROCKRIDGE- Large 2 bedroom with dining area and large living room. Patio, quiet location. Off-street parking. 658-4735.

\$785 TWO bedroom. Carpeted, quiet, spacious, light, parking. Lake Theater area. Non-smoking, no pets. 451-0956.

\$795 **RARE FIND- OAKLAND HILLS**
2500 Morgan Ave.- Outstanding 2 bedroom with Bay views. Great natural light, private patio. Ample closet space. A/EK with dishwasher. New carpet, tile and drapes. Must see Parking available. Open house 10-12 Saturday! Call 531-6969.

726 2 BED. APT. RENTALS
Oakland & Piedmont

\$795 CONDO near Piedmont, cozy, architecturally exciting, laundry, microwave, dishwasher. 473 Jean (Santa Clara). 272-9512.

\$795 PIEDMONT side of Montclair. Sunny, garage, quiet, laundry. No pets. Available April 1. 658-9744.

\$795 ROCKRIDGE- Large 2 bedroom with newer carpet and paint. Sunny patio, attractive, well-maintained property. Pleasant neighbors. 658-4735.

\$799 LARGE tri-plex Haddon Hill area. Quiet. New carpets/ patio/ kitchen floor. Garage, balcony. 510-836-0190.

\$800-845 UPPER Grand. Parking, garbage disposal, dishwasher, balcony, carpet. Security deposit \$600. 836-1396.

\$800 IYV Hill Normandy-styled duplex, 2 bedroom, formal dining room, fireplace, hardwood floors, garage. 415-868-1887.

\$800 TWO bedroom, 2 bath near Lake Merritt. Carpeting, laundry facilities in building, off-street parking spot. No pets. Call Investor for appointment at (510) 634-9033.

\$850 GLENVIEW duplex, 1611-15 Vista. Appliances, mini-blinds, carpeting, drapes, hook-up garden, garage. Transportation/ storage/ pet close. Available April. Quiet, non-smoking, long-term, no dogs. (510) 534-1341.

\$850 JUST REDECORATED
Elegant marble entry, city view, Bay windows. 4 walk-in closets, blinds, carpeting, and appliances. Most utilities included in rent. Laundry on premises. Inside parking available. 893-1826.

\$850 MONTCLAIR 2 bedroom in-law apartment near elementary school. First, last, security deposit. 339-6676.

\$850 OAKLAND Hills 2½ bedrooms. 4316 Rilea Way. Laundry, garage, electric stove. Near transportation. 638-1575.

\$850 SUNNY 2 bedroom, Santa Clara Ave. near Grand Lake Theater. Newly painted building, gated garage, elevator, drapes, carpets, generous closets. Deposit. 893-4939.

\$850 TWO bedroom, 2 bath, fireplace, deck, secured parking, no pets. 265 Jayne. Agent, no fee. Chuck 763-9901.

\$860 CHARMING 2 Bedroom, Private Balcony, Bright, Quiet 16 Unit Building. 3921 Harrison Street. 658-9426.

\$875 ADAMS Point large townhouse. New hardwood floors, dining room, modern kitchen, fireplace, 2 car garage. Heat paid. Call 616-644-7816.

\$875 CONDO, Adams Point, quiet street, 2 bedroom, 2 bath, sunny, top floor, parking. 260 Perkins. 639-3100.

\$885 TWO bedroom duplex, washer/ dryer, parking, hardwood floors, new paint. Off Piedmont Ave. (510) 653-7007.

\$895 1200 SQUARE foot, 2 bedroom, 2 bath. Hardwood floors, laundry, sun garden, vintage 1940's building, 2 car parking. 654-6413.

\$895 ROSE Garden 2 bedroom, 2 bath, quiet, secure building, pool/ sauna, laundry. Remodeled. 716-0389.

\$900 **725 WARFIELD**
Large 2 bedroom in 4 unit quiet building. Ceiling fans. Parking. Close to transportation and shopping. One year lease. Cats okay. 485-9064.

\$900 LOVELY 2 story, 1½ bath, beautiful carpets and drapes throughout. Formal dining room, dishwasher, disposal and microwave. Also has garage. Located close to Lake on Perkins St. Call Claudia 276-2060 for more information.

\$950 ADAMS Point luxury 2 bedroom, 2 full bath, fireplace, 1200 sq. ft. 839-2387/ 835-5916.

\$950 SUNNY 2 bedroom. Upper Park Blvd. 763-5202.

\$995 **SPECTACULAR LAKE VIEW**
Extra large 2 bedroom, hardwood floors, tiled kitchen/bath, big closets, small building, garage, laundry. 451-9140.

\$995 CHARMING, sunny Victorian 2 bedroom upper flat. Hardwood floors. Close to Piedmont Ave. 655-1773.

\$1000 TWO bedroom, 2 bath, light and airy unit in gracious Lake Royal. Large rooms, separate dining, lots of storage. 24 hour door man. Close to Lake and transportation. 177 19th St. DORIE (Agent) 763-9901.

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AFFORDABLE Attorney representation for: Bankruptcy, Divorce, Probate, Wills and Living Trusts. Anna Sarazin, Esquire. (510)834-7443.

928 Locksmith

BONDED, insured. Deadbolts installed. Foreign/domestic auto keys. Glenview Key and Lock. 4196 Park. 530-6141. Contractor License #453533.

929 Masonry & Concrete

FINE MASONRY for the garden
• WATERFALLS
• PATIOS
• WALLS
• FIREPLACES
TED KUGELMAN • DESIGNER/BUILDER
• 510-654-4721 • LICENSE#54817

DEKOVEN Masonry builds quality. Brick, block, stone. Beautifully your home. Free consultation. 895-9007; pager 883-3567.

MASONRY Specialist. Brick, block, stone, marble, granite, concrete. Driveways, walks and patios. Free estimates. 236-0117.

CLAYTON Concrete. Quality, outstanding service. Licensed, insured. Driveways, patios, retaining walls, etc. 510-895-6949; pager 428-1561.

SPECIALIZING in concrete and bricks, driveway, walks, patios, veneering, retain walls, fences. Piedmont references. 530-5953.

930 Movers - Licensed

TRIANA MOVING
and Storage 33 years. Local, long distance. T-91758, low rates, pack equipment. No overtime, Saturday, Sunday, expert piano, organ, 562-3778.

Park-Tilden Movers
Moving the Bay Area's finest homes for over 28 years. Efficient, fully trained crews. Specialists in antiques and difficult jobs. Plans, small jobs okay. Call for a free in-home estimate. Statewide. Call T 129396. 532-2170.

MOVING-IS-FUN

Two men and 24 foot truck, from \$49 per hour. License #T-78245, insured. 444-1730.

931 Painting

CY'S PAINTING COMPANY
Residential - Commercial
Interior - Exterior
Spray - Brush - Waterblast
Waterproofing
Insured
Over 20 years experience
In Oakland and Piedmont area
License #497281
Call for Free Estimate
Large or small jobs
(Interiors a Specialty)
261-6592
Evenings or Saturday calls OK

BILL WÖNNENBERG & SON
Since 1960, interior and exterior. License #206273. 525-8678 and 932-2199.

Shamrock Enterprises
10% Discount
Interior, exterior. Excellent references. Montclair resident. License #461502. 339-1116.

PAINTING, interior, exterior. Expert workmanship, work guaranteed. Reasonable. License #293168. James Frykholm, 530-9599.

THE PAINT COMPANY
Means "QUALITY". Consultation, prep work, painting to meet our customer's highest standards. We guarantee a beautiful

Public Notices

The registrant commenced to transact business under the fictitious business name listed above on February 13, 1996.
Statement was filed with County Clerk of Contra Costa County on February 13, 1996.
The Journal February 22, 29, March 7, 14, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-450
The Name of the Business:
1) Lorraine Sales & Service, 2) Salt & Tackle, 13752 San Pablo Ave., San Pablo, CA 94806.
Are hereby registered by the following Owner:
Lorraine Avalos, 2376 Road 20, San Pablo, CA 94806.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious business name listed above on January 22, 1996.
Statement was filed with County Clerk of Contra Costa County on January 22, 1996.
The Journal February 22, 29, March 7, 14, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 95-7254
The Name of the Business:
Diana's Nail Salon, 10558 San Pablo Ave., El Cerrito, CA 94530.
Is hereby registered by the following Owner:
Viet Quang Huynh, 1635 E. 14th Street, Oakland, CA 94606.

This business is conducted by an individual.
Statement was filed with County Clerk of Contra Costa County on December 11, 1995.
The Journal February 22, 29, March 7, 14, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-472
The Name of the Business:
Contra Costa Reef Specialists, 43 Plymouth Court, San Ramon, CA 94583.
Is hereby registered by the following Owner:
Matthew A. Terry, 43 Plymouth Court, San Ramon, CA 94583.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious name or names listed above on February 1, 1996.
Statement was filed with County Clerk of Contra Costa County on January 22, 1996.
The Journal February 22, 29, March 7, 14, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-586
The Name of the Business:
Lodger Plus - Kevin Dowling, 2501 San Ramon Valley Blvd., #218, San Ramon, CA 94583.
Is hereby registered by the following Owner:
Kevin Dowling, 1123 Liberty St., El Cerrito, CA 94530.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious name or names listed above on January 26, 1996.
Statement was filed with County Clerk of Contra Costa County on January 26, 1996.
The Journal February 22, 29, March 7, 14, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-902
The Name of the Business:
Murphy & Murphy Creative Images, 124 Skelly Ave., Hercules, CA 94547.
Is hereby registered by the following Owners:
James P. Murphy, 124 Skelly Ave., Hercules, CA 94547.

Cynthia L. Murphy, 124 Skelly Ave., Hercules, CA 94547.
This business is conducted by individuals - Husband and Wife.
The registrant commenced to transact business under the fictitious business name listed above on February 9, 1996.
Statement was filed with County Clerk of Contra Costa County on February 9, 1996.
The Journal February 29, March 7, 14, 21, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-625
The Name of the Business:
A.B. Enterprises, 1955 Monument Blvd., #B #164, Concord, CA 94520.
Is hereby registered by the following Owner:
Anthony T. Boisson, 2751 Monument Blvd., #18, Concord, CA 94520.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious name or names listed above on January 22, 1996.
Statement was filed with County Clerk of Contra Costa County on January 30, 1996.
The Journal February 29, March 7, 14, 21, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-731
The Name of the Business:
Certa ProPainters, 25 Pilon Real, Pleasant Hill, CA 94523.
Is hereby registered by the following Owner:
Donald Bruce Shirck, 26 Pilon Real, Pleasant Hill, CA 94523.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious name or names listed above on March 1, 1996.
Statement was filed with County Clerk of Contra Costa County on February 2, 1996.
The Journal February 29, March 7, 14, 21, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1079
The Name of the Business:
Vendors Express Service, 3984 Majestic Dr., Concord, CA 94519.
Is hereby registered by the following Owners:
Patrick S. Lewis, 3984 Majestic Dr., Concord, CA 94519.

Yvette P. Lewis, 3984 Majestic Dr., Concord, CA 94519.
This business is conducted by Individuals - Husband and Wife.
The registrants commenced to transact business under the fictitious name listed above on February 13, 1996.
Statement was filed with County Clerk of Contra Costa County on February 13, 1996.
The Journal February 29, March 7, 14, 21, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-917
The Name of the Business:
The Name of the Business:
Vendors Express Service, 3984 Majestic Dr., Concord, CA 94519.
Is hereby registered by the following Owners:
Patrick S. Lewis, 3984 Majestic Dr., Concord, CA 94519.

Yvette P. Lewis, 3984 Majestic Dr., Concord, CA 94519.
This business is conducted by Individuals - Husband and Wife.
The registrants commenced to transact business under the fictitious name listed above on February 13, 1996.
Statement was filed with County Clerk of Contra Costa County on February 13, 1996.
The Journal February 29, March 7, 14, 21, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-917
The Name of the Business:
The Name of the Business:
Vendors Express Service, 3984 Majestic Dr., Concord, CA 94519.
Is hereby registered by the following Owners:
Patrick S. Lewis, 3984 Majestic Dr., Concord, CA 94519.

Yvette P. Lewis, 3984 Majestic Dr., Concord, CA 94519.
This business is conducted by Individuals - Husband and Wife.
The registrants commenced to transact business under the fictitious name listed above on February 13, 1996.
Statement was filed with County Clerk of Contra Costa County on February 13, 1996.
The Journal February 29, March 7, 14, 21, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-917
The Name of the Business:
The Name of the Business:
Vendors Express Service, 3984 Majestic Dr., Concord, CA 94519.
Is hereby registered by the following Owners:
Patrick S. Lewis, 3984 Majestic Dr., Concord, CA 94519.

Yvette P. Lewis, 3984 Majestic Dr., Concord, CA 94519.
This business is conducted by Individuals - Husband and Wife.
The registrants commenced to transact business under the fictitious name listed above on February 13, 1996.
Statement was filed with County Clerk of Contra Costa County on February 13, 1996.
The Journal February 29, March 7, 14, 21, 1996.

Public Notices

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-714
The Name of the Business:
B & B Design, 2991 Morgan Territory Road, Clayton, CA 94517.
Is hereby registered by the following Owner:
Barbara M. Conzton, 2991 Morgan Territory Road, Clayton, CA 94517.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious business name listed above on February 9, 1996.
Statement was filed with County Clerk of Contra Costa County on February 9, 1996.
The Journal February 29, March 7, 14, 21, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-876
The Name of the Business:
Newell Services, 1320 Galaxy Way, Concord, CA 94520.
Is hereby registered by the following Owner:
Chief Wyl Industries, Inc., 1320 Galaxy Way, Concord, CA 94520 (California).

This business is conducted by a Corporation.
The registrant commenced to transact business under the fictitious business name listed above on February 9, 1996.
Statement was filed with County Clerk of Contra Costa County on February 9, 1996.
The Journal February 29, March 7, 14, 21, 1996.

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 94-2134
The following person has abandoned the use of the fictitious business name YLENE'S CREATIVE CRAFTS MARY WYLENE TOMPKINS, 254 Twilnview Dr., Pleasant Hill, CA 94523.
The fictitious business name referred to above was filed in Contra Costa County on March 31, 1994 under file number 94-2134.

This business was conducted by an individual.
Signed: Mary Wylene Tompkins.
This statement was filed with the County Clerk of Contra Costa County on February 9, 1996.
The Journal February 29, March 7, 14, 21, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1110
The Name of the Business:
On The Go Consulting, 1705 Manor Circle, P.O. Box 1515, El Cerrito, CA 94530.
Is hereby registered by the following Owner:
Kendrick K. 1705 Manor Circle, El Cerrito, CA 94530.

This business is conducted by an individual.
The registrants commenced to transact business under the fictitious name listed above on February 21, 1996.
Statement was filed with County Clerk of Contra Costa County on February 21, 1996.
The Journal February 29, March 7, 14, 21, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1144
The Name of the Business:
Vista Realty & Funding, 2817 Peter Place, Antioch, CA 94509.
Is hereby registered by the following Owner:
Vincent Giugliano, 2817 Peter Place, Antioch, CA 94509.

This business is conducted by an individual.
The registrants commenced to transact business under the fictitious name listed above on February 21, 1996.
Statement was filed with County Clerk of Contra Costa County on February 21, 1996.
The Journal February 29, March 7, 14, 21, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1077
The Name of the Business:
Paradigm Worldwide Services, 1301 Quarry Court, Suite 107, Point Richmond, CA 94801.
Is hereby registered by the following Owners:
Lawrence A. Bretherton, 1301 Quarry Court, #107, Point Richmond, CA 94801.

Lori Lyons Bretherton, 1301 Quarry Court, #107, Point Richmond, CA 94801.
This business is conducted by Individuals - Husband and Wife.
The registrant commenced to transact business under the fictitious name listed above on February 20, 1996.
Statement was filed with County Clerk of Contra Costa County on February 20, 1996.
The Journal March 7, 14, 21, 28, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1212
The Name of the Business:
Add-Aire For Plots, 1003 Bayview Farm Rd. #206, Pinole, CA 94664.
Is hereby registered by the following Owner:
ADM Consultants Int'l, Inc., Nevada.

This business is conducted by a corporation.
The registrant commenced to transact business under the fictitious name listed above on February 23, 1996.
Statement was filed with County Clerk of Contra Costa County on February 23, 1996.
The Journal March 7, 14, 21, 28, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1079
The Name of the Business:
Relko & Co., 1229 Liberty #216, El Cerrito, CA 94530.
Is hereby registered by the following Owner:
Elmer Iemoto, 3025 Yolo Ave., El Cerrito, CA 94530.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious name listed above on February 20, 1996.
Statement was filed with County Clerk of Contra Costa County on February 20, 1996.
The Journal March 7, 14, 21, 28, 1996.

NOTICE OF TRUSTEES SALE FCL No. 8010 On Thursday, March 28, 1996 at 9:00 A.M. of said day outside the Main Entrance to the public library, located at 82 Irwin Way, in the City of Orinda, in the County of Contra Costa, State of California, CALIFORNIA TRUST DEEDS, INC., as duly appointed

trustee, will sell at public auction to the highest bidder, in lawful money of the United States, all property at the time of sale, the following described real property situated in the City of Richmond & San Pablo, County of Contra Costa, State of California and described as follows: Common Address: 1621 Costa Avenue, Richmond, CA A.P.N. 410-040-023 and 410-040-033 Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the obligations secured by and pursuant to the Power of Sale conferred in a certain Deed of Trust executed by Annette Lewis Carr an unnamed woman as trustor, dated April 15, 1995 and recorded MAY 1, 1995 as Document No. 95-069459 in the office of the Contra Costa County Recorder. The amount owing on the subject obligation is: Principal \$55,000.00 Interest \$6,456.07, Late Charges \$346.50, Advances \$, Attorney's Fees \$, Costs \$1,270.50; Prepayment Penalty \$3,079.98. YOU ARE IN DEFAULT UNDER SAID DEED OF TRUST DATED April 3, 1995. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Dated: February, 26 1996 CALIFORNIA TRUST DEEDS, INC., 125 12TH STREET, SUITE 300, OAKLAND, CA 94607-4912 (510) 444-3200. BY HERB LEIBOWITZ, VICE PRESIDENT C241219 3/7/1992 1996.

The Journal March 7, 14, 21, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1079
The Name of the Business:
Relko & Co., 1229 Liberty #216, El Cerrito, CA 94530.
Is hereby registered by the following Owner:
Elmer Iemoto, 3025 Yolo Ave., El Cerrito, CA 94530.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious name listed above on February 20, 1996.
Statement was filed with County Clerk of Contra Costa County on February 20, 1996.
The Journal March 7, 14, 21, 28, 1996.

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The Journal March 7, 14, 21, 1996.

Public Notices

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 92-331
The following person has abandoned the use of the fictitious business name WHITE HOUSE FLORES, 2238 Oak Grove Rd., Walnut Creek, CA 94598.
The fictitious business name referred to above was filed in Contra Costa County on January 15, 1992 under file number 92-331.
This business was conducted by an individual.
Signed: Marilyn E. Probst.
This statement was filed with the County Clerk of Contra Costa County on February 28, 1996.
The Journal March 7, 14, 21, 28, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1294
The Name of the Business:
Pleasant Hill Packaging & Printing, 1933 Keswick Lane, Concord, CA 94518.
Is hereby registered by the following owner:
Michael J. Handlin, 1933 Keswick Lane, Concord, CA 94518.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious name listed above on February 27, 1996.
Statement was filed with County Clerk of Contra Costa County on February 27, 1996.
The Journal March 7, 14, 21, 28, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1293
The Name of the Business:
Rare Earth Landscaping, 702 Hancock Way, El Cerrito, CA 94530.
Is hereby registered by the following owners:
Stephen Rudy, 702 Hancock Way, El Cerrito, CA 94530.
Rick Gallo, 2509 Moraga Drive, Pinole, CA 94564.

This business is conducted by a General Partnership.
The registrant commenced to transact business under the fictitious name listed above on February 27, 1996.
Statement was filed with County Clerk of Contra Costa County on February 27, 1996.
The Journal March 7, 14, 21, 28, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1038
The Name of the Business:
Ultra Scan, 929 Clarkson Ct., Concord, CA 94518.
Is hereby registered by the following owner:
Matthew Allen Jennings, 929 Clarkson Ct., Concord, CA 94518.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious name listed above on February 16, 1996.
Statement was filed with County Clerk of Contra Costa County on February 16, 1996.
The Journal March 7, 14, 21, 28, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1232
The Name of the Business:
White House Florist, 2238 Oak Grove Road, Walnut Creek, CA 94598.
Is hereby registered by the following owners:
Sandra Carol Williamson, 1074 Mitchell Cyn Rd., Clayton, CA 94517.
Donald Dee Williamson, 1074 Mitchell Cyn Rd., Clayton, CA 94517.

This business is conducted by Individuals - Husband and Wife.
The registrant commenced to transact business under the fictitious name listed above on February 16, 1996.
Statement was filed with County Clerk of Contra Costa County on February 16, 1996.
The Journal March 7, 14, 21, 28, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1094
The Name of the Business:
BKK Telemarketing Group, 2033 North Main St., #400, Walnut Creek, CA 94596.
Is hereby registered by the following owners:
Phyllis Koppelman, 20 Crestview Terrace, Orinda, CA 94563.
Paul Kless, 9 Woodhill Dr., Redwood City, CA 94061.

Marsha Klass, 458 Fensill Ave., Pleasant Hill, CA 94523.
Steve DuPuis, 871 Dover Cir., Benecia, CA 94510.
This business is conducted by a General Partnership.
The registrant commenced to transact business under the fictitious name listed above on February 12, 1996.
Statement was filed with County Clerk of Contra Costa County on February 12, 1996.
The Journal March 7, 14, 21, 28, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1094
The Name of the Business:
Internet Advertising Services, 1850 St. Andrews Drive, Moraga, CA 94556. P.O. Box 6814, Moraga, CA 94570.
Is hereby registered by the following owner:
Koutoub Cotrell, 1850 St. Andrews Dr., Moraga, CA 94556.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious name listed above on February 20, 1996.
Statement was filed with County Clerk of Contra Costa County on February 20, 1996.
The Journal March 7, 14, 21, 28, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1057
The Name of the Business:
CSM Consulting, 890 Kimberly Circle, Pleasant Hill, CA 94523.
Is hereby registered by the following owners:
Conrad S. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.
Richard D. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.

This business is conducted by Individuals -

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1057
The Name of the Business:
CSM Consulting, 890 Kimberly Circle, Pleasant Hill, CA 94523.
Is hereby registered by the following owners:
Conrad S. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.
Richard D. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.

This business is conducted by Individuals -

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This business is conducted by Individuals -

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This business is conducted by Individuals -

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This business is conducted by Individuals -

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This business is conducted by Individuals -

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Richard D. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.

This business is conducted by Individuals -

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1057
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Is hereby registered by the following owners:
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Richard D. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.

This business is conducted by Individuals -

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1057
The Name of the Business:
CSM Consulting, 890 Kimberly Circle, Pleasant Hill, CA 94523.
Is hereby registered by the following owners:
Conrad S. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.
Richard D. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.

This business is conducted by Individuals -

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1057
The Name of the Business:
CSM Consulting, 890 Kimberly Circle, Pleasant Hill, CA 94523.
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This business is conducted by Individuals -

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1057
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CSM Consulting, 890 Kimberly Circle, Pleasant Hill, CA 94523.
Is hereby registered by the following owners:
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Richard D. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.

This business is conducted by Individuals -

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1057
The Name of the Business:
CSM Consulting, 890 Kimberly Circle, Pleasant Hill, CA 94523.
Is hereby registered by the following owners:
Conrad S. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.
Richard D. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.

This business is conducted by Individuals -

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1057
The Name of the Business:
CSM Consulting, 890 Kimberly Circle, Pleasant Hill, CA 94523.
Is hereby registered by the following owners:
Conrad S. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.
Richard D. Mead, 890 Kimberly Circle, Pleasant Hill, CA 94523.

Public Notices

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 92-331
The following person has abandoned the use of the fictitious business name WHITE HOUSE FLORES, 2238 Oak Grove Rd., Walnut Creek, CA 94598.
The fictitious business name referred to above was filed in Contra Costa County on January 15, 1992 under file number 92-331.
This business was conducted by an individual.
Signed: Marilyn E. Probst.
This statement was filed with the County Clerk of Contra Costa County on February 28, 1996.
The Journal March 7, 14, 21, 28, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1294
The Name of the Business:
Pleasant Hill Packaging & Printing, 1933 Keswick Lane, Concord, CA 94518.
Is hereby registered by the following owner:
Michael J. Handlin, 1933 Keswick Lane, Concord, CA 94518.

This business is conducted by an individual.
The registrant commenced to transact business under the fictitious name listed above on February 27, 1996.
Statement was filed with County Clerk of Contra Costa County on February 27, 1996.
The Journal March 7, 14, 21, 28, 1996.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 96-1293
The Name of the Business:
Rare Earth Landscaping, 702 Hancock Way, El Cerrito, CA 94530.
Is hereby registered by the following owners:
Stephen Rudy, 702 Hancock Way, El Cerrito, CA 94530.
Rick Gallo, 2509 Moraga Drive, Pinole, CA 94564.

This business is conducted by a General Partnership.
The registrant commenced to transact business under the fictitious name listed above on February 27, 1996.
Statement was filed with County Clerk of Contra Costa County on February 27, 1996.